

COMMUNITY RELATIONS PLAN

**67-71 Minerva Street
and
147 Caroline Street
Derby, Connecticut 06418**

Prepared for:

**Naugatuck Valley Council of Government
49 Leavenworth Street, 3rd Floor
Waterbury, Connecticut 06702**

and

**City of Derby
1 Elizabeth Street
Derby, Connecticut 06418**

Prepared By:

**BL Companies, Inc.
355 Research Parkway
Meriden, Connecticut 06450**

**May 25, 2022
BL Companies Project No. 2001079**

TABLE OF CONTENTS

1.0	OVERVIEW	1
2.0	SPOKESPERSON, INFORMATION REPOSITORY, AND PROJECT ROLES	2
3.0	SITE DESCRIPTION AND HISTORY	3
4.0	NATURE AND THREATS TO PUBLIC HEALTH AND THE ENVIRONMENT	3
5.0	COMMUNITY PROFILE.....	5
6.0	CHRONOLOGY OF COMMUNITY INVOLVEMENT	6
7.0	KEY COMMUNITY CONCERNS	6
8.0	CONTINUED COMMUNITY INVOLVEMENT	6
9.0	BENEFIT TO THE TARGETED COMMUNITY	7

APPENDICES

Appendix A	Site Location Map
Appendix B	Master Plan of Development / Final Detail Plans – Site Plan Master Plan of Development / Final Detail Plans – Grading & Utility Plan - 67-71 Minerva Street Derby, Connecticut, Cedar Village at Minerva Square, dated December 15, 2020 prepared by Rose Tiso & Co., LLC
Appendix C	Site Plan (SP-01) Site Investigation Plan (SI-01)
Appendix D	Derby Plan of Conservation and Development Public Engagement Report, Dated May 2015

1.0 OVERVIEW

This Community Relations Plan (CRP) was prepared by BL Companies on behalf of the City of Derby, Connecticut (the “City”), Cedar Village Minerva Square, LLC (the “Developer”), and the Naugatuck Valley Council of Government (NVCOG, a forum for the chief elected officials of the 19 municipalities located in the Naugatuck Valley). NVCOG’s Brownfield Redevelopment Program works with the support of the Regional Brownfields Partnership to help transform Brownfields sites from community liabilities into community assets by providing grant and loan funding and technical assistance to navigate the environmental process. This CRP is funded by the NVCOG via EPA Brownfield Revolving Loan Fund Grant 00A00581.

The Developer has entered into an agreement with the City of Derby to purchase and redevelop the Site. The purpose of the CRP is to explain the City and the Developer’s strategy to inform the public regarding environmental contamination present at the 67-71 Minerva Street property in Derby, Connecticut. The CRP explains how the City has involved, and will continue to involve, affected residents, local organizations, and City officials in the decision-making process with regard to environmental remediation at the 67-71 Minerva Street parcel. The 67-71 Minerva Street parcel, and an adjacent parcel identified as 147 Caroline Street, are together proposed for development as a 90-unit residential apartment community. The development would include an apartment building and resident parking at 67-71 Minerva Street, with additional resident parking at 147 Caroline Street. The location of the Site is depicted on the Site Location Map included as Attachment A.

The layout of the proposed development is illustrated on the Site Development Plan prepared by Rose Tiso & Co., LLC identified on the “Master Plan of Development / Final Detail Plans – Site Plan, 67-71 Minerva Street Derby, Connecticut, Cedar Village at Minerva Square” dated December 15, 2020 and included as Attachment B. As shown on the plan, the development will include an approximately 17,500-square-foot building footprint that covers the majority of the eastern portion of the Site along Caroline Street. The building will be constructed on columns, with parking at grade under the building, and four stories of residential apartments above the parking. Landscaped areas will surround the perimeter of the building. The western portion of the Site will be used for surface parking that will extend from the western side of the building to Minerva Street. The eastern portion of the Site (147 Caroline Street) will be utilized for additional resident parking (and is not being formally redeveloped). The development would be served by sanitary sewer, city water, electric, and natural gas utilities.

The Site is currently owned by the City of Derby, Connecticut, which acquired 147 Caroline Street by Quit Claim Deed on December 20, 2000 and 67-71 Minerva Street by Certificate of Foreclosure on September 10, 2018. On April 27, 2021, the City of Derby applied to the Connecticut Department of Economic and Community Development (DECD) Brownfield Remediation and Revitalization Program (BRRP) as an innocent landowner. The DECD has not yet sent a response to the application, but it is anticipated that the City of Derby will be accepted into the program.

Cedar Village Minerva Square, LLC will also apply to the DECD BRRP as a Bona Fide Prospective Purchaser. It is anticipated that the Developer will be accepted into the program.

Overall, this project directly aligns with the City of Derby's revitalization and reuse objectives for underutilized and blighted properties within residential districts.

2.0 SPOKESPERSON, INFORMATION REPOSITORY, AND PROJECT ROLES

The purpose of this section is to identify certain key roles and responsibilities relating to the soils and materials management aspect of this project.

The spokesperson for this project is Ricardo Rodriguez, Brownfields Manager, NVCOG. He may be contacted at:

Naugatuck Valley Council of Governments
49 Leavenworth Street, 3rd Floor
Waterbury, Connecticut 06702
(203) 489-0513
Rrodriguez@nvcogct.gov

The Information Repository will be located online at www.nvcogct.gov. The Information Repository can also be found at Derby City Hall and is available for viewing Monday through Thursday (8:30 am to 2:00 pm) and Fridays (8:30 am to 12:30 pm). All public meetings will be held at the City Hall, which is located at 1 Elizabeth Street in Derby, Connecticut 06418. A copy of the "Derby Plan of Conservation and Development, Public Engagement Report, Dated May 2015" is included as Appendix D. Information regarding this project may also be found on the City of Derby's website (www.derbyct.gov).

Additional parties involved in the remediation and redevelopment of the 67-71 Minerva Street parcel are identified as follows:

<u>ROLE</u>	<u>TEAM MEMBER</u>	<u>CONTACT</u>
Current Property Owner	City of Derby	Walter Mayhew
Developer	Cedar Village Minerva Street, LLC	TBD
Remediation Contractor	John J. Brennan Construction	Eric Brennan
Environmental Regulatory Agency	CTDEEP	Mark Lewis
Regional Development Agency	NVCOG	Ricardo Rodriguez
Environmental Consultant	BL Companies	Samuel Haydock, MS, LEP

3.0 SITE DESCRIPTION AND HISTORY

The Site consists of two parcels of land identified in the City of Derby Tax Records as 67-71 Minerva Street and 147 Caroline Street in Derby, Connecticut. Environmental Site Assessments (ESAs), including Phase I ESAs (for both parcels) and Subsurface Investigations (SIs) at the 67-71 Minerva Street parcel were conducted for the parcels by BL Companies, and others, between the 1990s and 2022. A full description of the Site and its history of use are detailed in the Phase I ESAs completed for each of the parcels in March 2021.

147 Caroline Street appears to have been developed with a residential dwelling from at least 1886 through the late 1970s, when the building was razed. The parcel has consisted of an asphalt-paved parking lot with wooded/overgrown land since at least the mid-1980s. The parking lot is currently utilized for parking by neighborhood residents. The condition of the paving is poor and unpaved areas of the parcel are overgrown.

67-71 Minerva Street was originally developed with residences (from at least 1886 to 1901) and was redeveloped for commercial/industrial use in 1906. Post-1906 historical operations at the parcel included automotive repair, auto body, and industrial/manufacturing facility operations until approximately 2003. The parcel is an Establishment as defined by the Connecticut Transfer Act (CTA) due to the historic Site operations including use of the parcel as an auto body shop. Additionally, former tenant(s) were registered as Resource Conservation and Recovery Act (RCRA) Generator(s) of Hazardous Waste. A transfer of the property occurred, with a Connecticut Department of Energy and Environmental Protection (CTDEEP) Acknowledgement letter dated July 5, 2005, for receipt of an Environmental Condition Assessment Form (ECAAF) and a Form III CTA filing. This property transfer triggered requirements that the parcel comply with the CTA and Remediation Standard Regulations (RSRs). A Notice of Violation (NOV), dated March 7, 2006 was issued to the Certifying Party, the Great American Classic Car Company, stating that the property was in violation for failing to submit a proposed schedule for investigation and remediation of the Establishment as requested. CTDEEP did not receive a response.

The parcel was abandoned by the former owner and is considered a Brownfield that is a blight on the surrounding area. Due to the tax delinquencies from the previous Certifying Party, the City of Derby took ownership of the Site via foreclosure in 2018.

4.0 NATURE AND THREATS TO PUBLIC HEALTH AND THE ENVIRONMENT

Numerous phases of Site Assessment and Site Investigation were performed at the 67-71 Minerva Street parcel between 1990 through 2022, including the following:

- Phase I Environmental Site Assessment, 67-71 Minerva Street, Derby, Connecticut, September 28, 1990, Environmental Science and Engineers, Inc.
- Surficial Investigation, 67-71 Minerva Street, October 3, 1991, Aaron Environmental Specialists.

- Phase I Environmental Site Assessment, 67-71 Minerva Street, Derby, Connecticut, November 10, 2004, ASW Consulting Group, LLC.
- Phase III Contaminant Assessment Investigation, 67-71 Minerva Street, Derby, Connecticut, July 28, 2006, ASW Consulting Group, LLC.
- Phase I Environmental Site Assessment, Former Lombardi Car Company, 67-71 Minerva Street, Derby, Connecticut, May 2014, BL Companies.
- Limited Phase II Site Investigation, Former Lombardi Car Company, 67-71 Minerva Street, Derby, Connecticut, November 2014, BL Companies.
- Phase II/III Site Investigation, Former Lombardi Car Company, 67-71 Minerva Street, Derby, Connecticut, June 2019, BL Companies.
- Hazardous Building Materials Survey, 67-71 Minerva Street Derby, Connecticut, May 21, 2019, BL Companies.
- Phase I Environmental Site Assessment, Former Lombardi Motor Car Company, 67-71 Minerva Street, Derby, Connecticut, prepared by BL Companies, March 2021.
- Supplemental Phase III Site Investigation Report, 67-71 Minerva Street, Derby, Connecticut, April 2022, BL Companies.
- Remedial Action Plan, 67-71 Minerva Street, Derby, Connecticut, April 2022, BL Companies.

The results of these investigations indicate that soil and groundwater at 67-71 Minerva Street have been contaminated by releases of regulated compounds associated with the past use of the parcel at concentrations above and below applicable CTDEEP RSRs criteria.

Regulated compounds detected in soils include petroleum hydrocarbons, perchloroethylene (PCE), trichloroethylene (TCE), cis-1,2-Dichloroethene (DCE), chloroform, various polycyclic aromatic hydrocarbons (PAHs), lead, arsenic, and chromium at concentrations above applicable CTDEEP Remediation Standard Regulations (RSR) criteria for soil. The regulated compounds detected in groundwater include PCE and chromium, which have been detected at concentrations above and below applicable RSR criteria. Releases of regulated compounds to soil and groundwater at the Site have generally been identified as comingled AOCs and appear to be generally located beneath the former building and extend from Caroline Street to Minerva Street. Two aboveground storage tanks (ASTs) and two underground storage tanks (USTs) have been identified on the property and will require removal and closure in accordance with CTDEEP regulations.

A Significant Environmental Hazard (SEH) as defined under the CGS 22a-6u, was discovered during a 2019 SI, due to the concentrations of polyaromatic hydrocarbons (PAHs) within two feet of the surface, that exceeded 15 times the residential direct exposure criteria (RDEC) and/or exceeded 30 times the industrial/commercial DEC. Remedial actions proposed for completion at the parcel will permanently address the outstanding SEH. The SEH is currently managed by restricting access to the property via secured fencing prior to the completion of remedial actions as part of redevelopment.

BL Companies has fully investigated all Areas of Concern (AOCs) identified at the 67-71 Minerva Street parcel in order to comply with the CTDEEP Site Characterization Guidance Document (SCGD), and to protect human health and the environment. BL Companies has also developed a Remedial Action Plan (RAP) for the parcel in cooperation with the Developer and the City of Derby.

In addition to the environmental investigations the property was surveyed for Hazardous Building Materials (HBM). In 2014, an investigation was performed for Lead Based Paint (LBP), Asbestos-Containing Materials (ACM), and Polychlorinated Biphenyls (PCB) Containing materials. A follow up survey was performed in 2019 to delineate the extent of contamination of substrates adjacent to PCBs. The following reports and specifications were developed to address these contaminants:

- HBM QAAP 67-71 Minerva Street Derby, CT March 13, 2019
- HBM Report 67-71 Minerva Street Derby, CT May 21, 2019
- Asbestos Abatement Specifications 67-71 Minerva Street Derby, CT June 21, 2019
- PCB Survey Report 67-71 Minerva Street Derby, CT June 3, 2021
- PCB Abatement Specifications 67-71 Minerva Street Derby, CT March 3, 2022

Redevelopment and reuse of the Site has been hindered and delayed because the property was abandoned, allowed to deteriorate, and due to the presence of the impacts of regulated compounds identified in the soils and groundwater, and USTs, ASTs, and drums identified throughout the 67-71 Minerva Street parcel. The need for numerous phases of investigation to support remediation, redevelopment, reuse, and / or expansion of the 67-71 Minerva Street parcel has further hindered and delayed the redevelopment of the Site, and is now complete. The EPA Brownfields Cleanup Loan funding will be used to fund cleanup activities such as the removal of contaminated soil, encapsulation of contaminated soil under the building and pavement, reduction on the concentrations of volatile organic compounds in deep soil, post remediation monitoring well installation, long term groundwater monitoring, and filing of an Environmental Use Restriction (EUR) after CTDEEP and EPA approval.

Improvement of the 147 Caroline Street parcel would be completed in conjunction with redevelopment of the 67-71 Minerva Street parcel.

5.0 COMMUNITY PROFILE

The City of Derby Zoning Map (amended November 5, 2021 indicates that the Site is classified as a Core-Planned Development District Overlay (C-PDD) zoned area. According to the City of Derby Zoning Regulations, Chapter 195, amended February 5, 2022, the purpose and intent for properties located in C-PDD zones is “to encourage the adaptive reuse and redevelopment of real properties located within the Center Design Development District (CDD) zone north of Main Street and the Mill Design District (MDD), consistent with the goals and objectives of the Derby Plan of Conservation and Development (POCD). Properties zoned as CDD surround the Site on all sides.

The Site is situated in a mixed residential and commercial/industrial area of Derby, Connecticut. In general, multi-family residential properties (some with ground floor commercial use) and commercial/industrial properties abut the Site to the west, south, and north. The Site is abutted by multi-family residences and a retail shopping center to the east.

6.0 CHRONOLOGY OF COMMUNITY INVOLVEMENT

The goal of the City of Derby's Office of Economic and Community Development (OECD) is to improve the aesthetic quality of the lives of its residents by helping to attract, retain, and expand business in Derby. The OECD also helps secure funding for priority projects in the City of Derby, including, but not limited to Brownfields funding.

The OECD supported the applications from the City and from the Developer for Brownfields Revolving Loan funding from an EPA grant to the NVCOG, which hosts the Regional Brownfields Partnership to which the City of Derby belongs.

The City of Derby Planning Division has approved the Developer's proposed plan for redeveloping the Site.

7.0 KEY COMMUNITY CONCERNS

To date, there have been no known direct comments to the City, NVCOG, or BL Companies from the public concerning the proposed remediation activities at the Site.

The NVCOG will continue to seek public comment and will seek to address any public concerns in a timely manner. An Analysis of Brownfields Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP) are being prepared by the Licensed Environmental Professional (LEP). They will be presented, along with this Community Relations Plan (CRP), at a public meeting. The OECD and the NVCOG Board of Directors will be notified of the progress of the project. The materials in the Information Repository will be updated periodically. Public meetings to discuss this project will be held at the Derby City Hall. Notification of the meetings will be by legal notice and on the City of Derby website.

8.0 CONTINUED COMMUNITY INVOLVEMENT

Based on the requirements under the RSRs, the following notifications and submittals are required to initiate remedial activities at the 67-71 Minerva Street parcel:

- Public Notification: Public notice of remediation is required prior to initiating remediation activities in accordance with CGS Section 22a-134a(i). The required public notice must be in the form of an advertisement in a local newspaper and mailed notice to CTDEEP and the local Director of Public Health and one of the following: 1) A 6-foot by 4-foot sign, maintained for a minimum of 30 days, in a clearly visible location or 2) mailed notice to each owner of abutting properties.

Public notice of remediation will be published in the New Haven Register or other local newspaper at least 30 days prior to the initiation of remediation. In addition, the Environmental Consultant will submit a copy of the public notice to the CTDEEP, the City of Derby, and the Naugatuck Valley Health District (NVHD). The City of Derby will determine if letters will also be submitted to immediate abutters or if a sign will be posted at the Site. The public comment period on the proposed remediation closes 30 days after publication of the notice in the newspaper.

If comments are received during the 30-day comment period, a summary of the comments and proposed responses must be submitted to the CTDEEP for review. Based on the comments received, the CTDEEP will determine the appropriate responses relative to the comments. If it is determined that there is a substantial public interest in the project, the CTDEEP may direct the responsible party to hold a public meeting regarding the proposed remediation activities.

NVCOG staff will schedule a public meeting at Derby City Hall to coincide with the 30-day public comment period on the ABCA and RAP, which is being prepared by an LEP to be approved by the EPA. Among the items on the agenda for the public meeting will be a presentation of the ABCA and RAP, the proposed cleanup plan, the EPA's Green Remediation Policy, and the redevelopment plan for the Site. Notice of the meetings will be posted at the Derby City Hall, where the meetings will be held; on the NVCOG website, and in a newspaper legal notice in the New Haven Register.

There will be periodic updates related to the progress of the cleanup on the NVCOG website. Notice to the public will be issued when the cleanup is complete.

9.0 BENEFIT TO THE TARGETED COMMUNITY

The Site has been underutilized for over a decade. The blight and overgrowth on both parcels is substantial. Environmental contamination is present on the 67-71 Minerva Street parcel (as detailed in previous sections), including an active SEH. Benefits to the community include the remediation of environmental contaminants present in their area, and redevelopment of a Site which has been vacant for over a decade.

This 90-unit residential development is within walking distance of a multi-modal transportation station. The developer is constructing mostly studio and 1-bedroom units with hopes of attracting young professionals who will utilize the train and bus to access jobs along the Rte. 8 Corridor between points north of Waterbury and south into lower Fairfield County and New York. Cedar Village, the proposed developer, uses the latest in green technology. From recycled material to the highest rated wall and window insulation, LED lighting in parking & common areas, to programmable Wi-Fi thermostats in every unit. The founders of Cedar Village have a majority stake in Solar Power Solutions, a renewable energy company that develops, builds and owns large scale renewable energy systems throughout the Northeast. This project will leverage that expertise and deploy the latest in renewable energy technology based on the permitted on-Site usage and roof

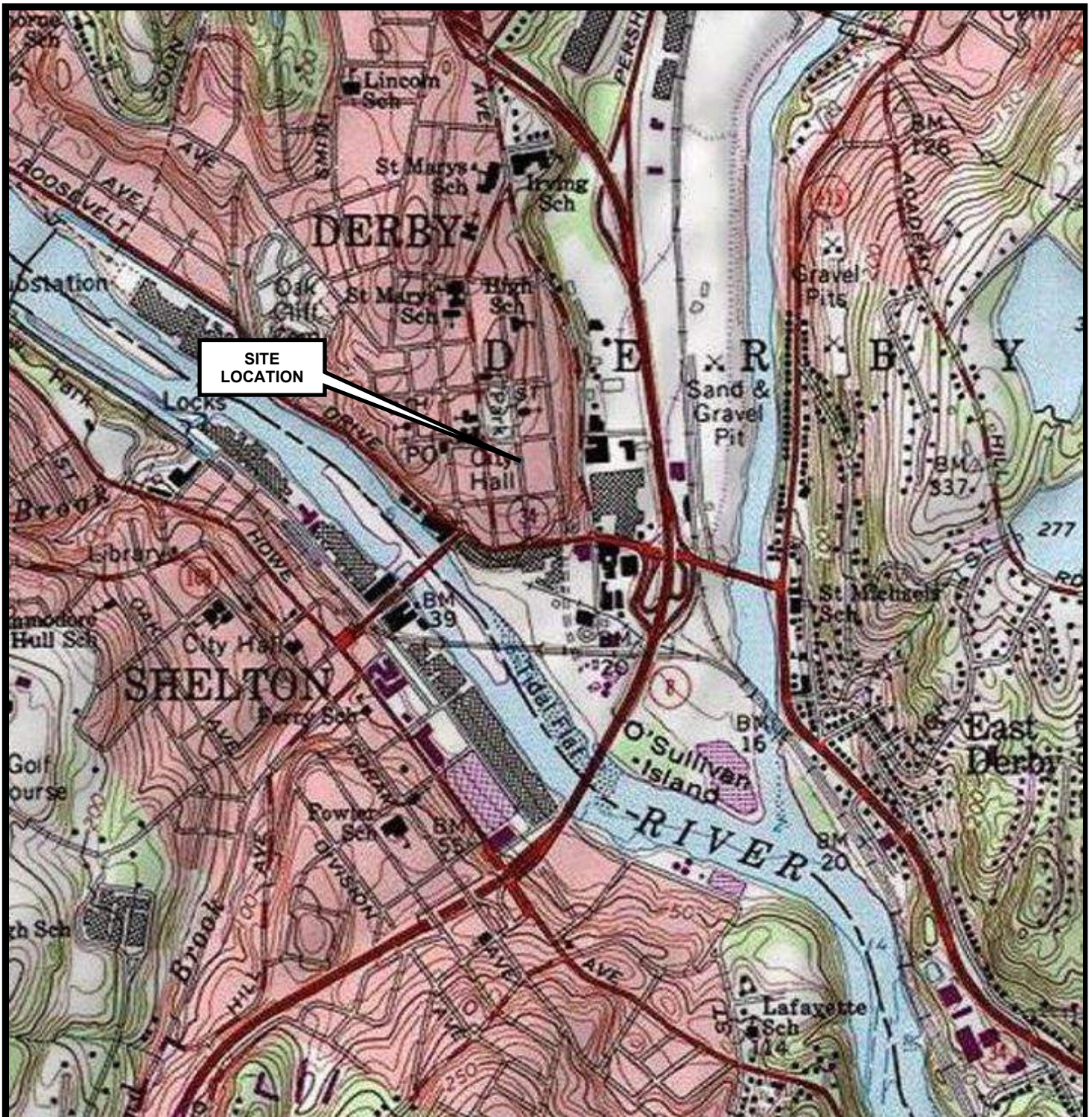
layout, reducing the project's carbon footprint.

Jobs would include the 2-3 full-time employees upon building completion for the management and maintenance of the facility.

In addition to the tax revenue provided by the project, new sidewalks and streetscape, as well as native exterior design will elevate the aesthetics of the neighborhood. The residents will provide a boost to the local downtown economy and contribute a significant number of consumers to the downtown area to support the restaurants and other service-based businesses in the area. Elimination of blight and a new residential community will revitalize the neighborhood and the community.

APPENDIX A

Site Location Map



Base map is a reproduction of the U.S.G.S. 7.5 Minute Topographic Quadrangle of Ansonia, Connecticut, 2018



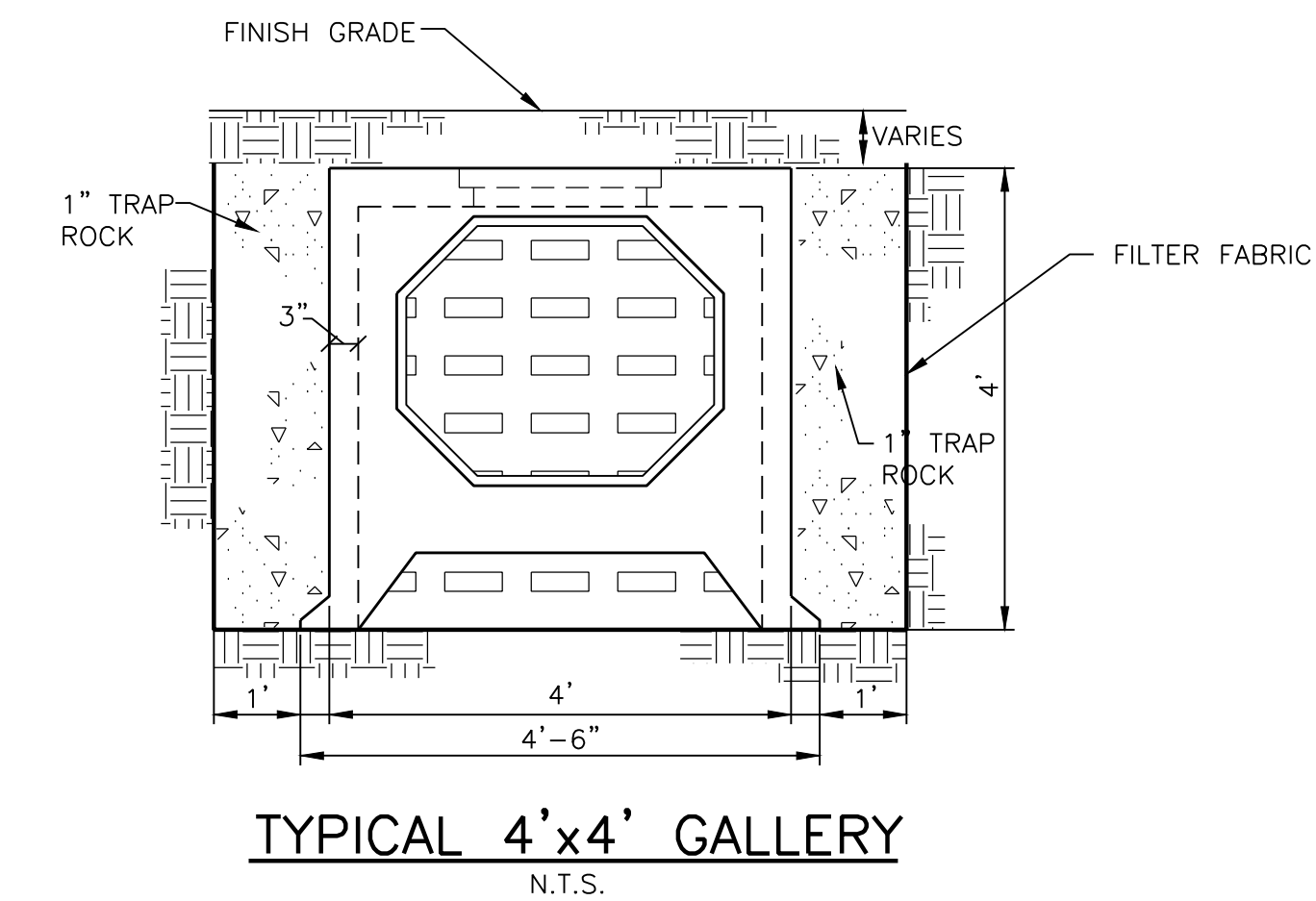
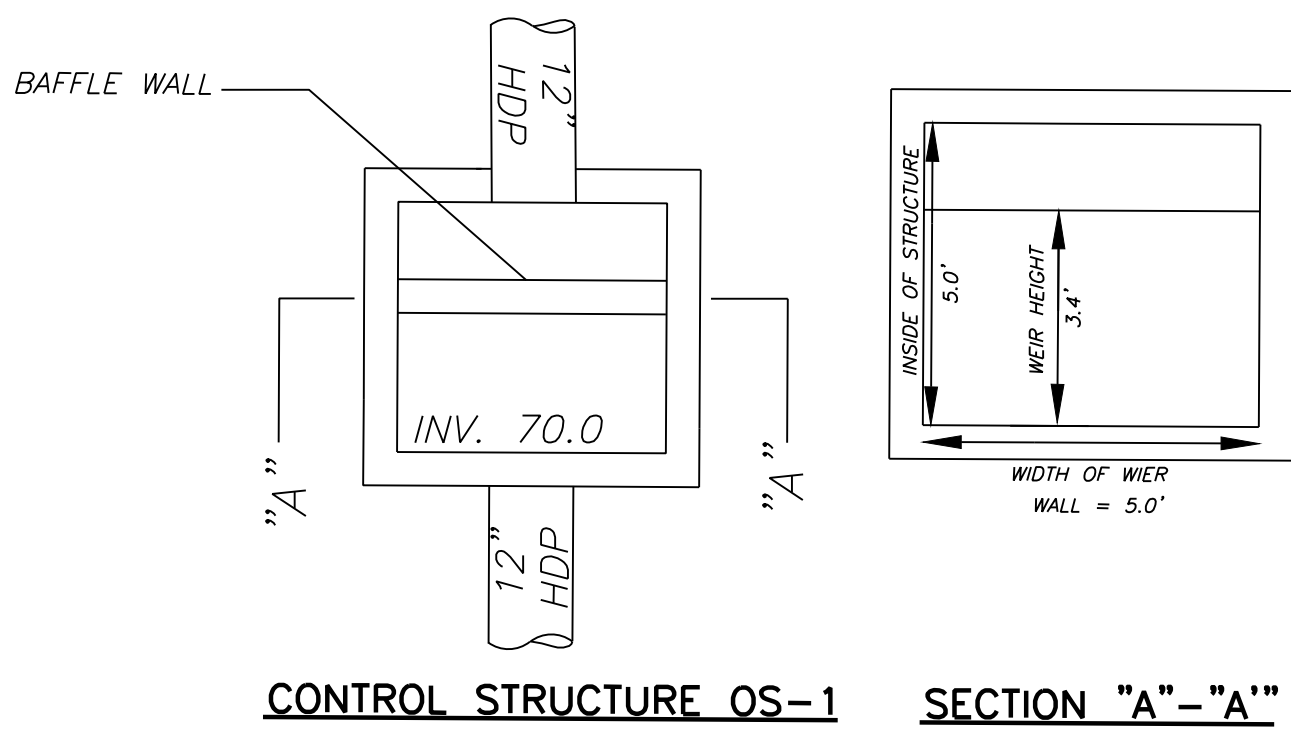
APPENDIX B

Master Plan of Development / Final Detail Plans – Site Plan

Master Plan of Development / Final Detail Plans – Grading & Utility Plan - 67-71

*Minerva Street Derby, Connecticut, Cedar Village at Minerva Square, dated December
15, 2020 prepared by Rose Tiso & Co., LLC*

- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - PROPOSED EDGE OF PAVEMENT
 - PROPERTY LINE
 - STREAM
 - WETLANDS
 - PROPOSED BUILDING
 - PROPOSED SPOT ELEVATION
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - EXISTING STORM PIPES
 - PROPOSED STORM PIPES
 - EXISTING SANITARY PIPES
 - PROPOSED SANITARY PIPES
 - GRADE TO DRAIN
 - SITE LIGHTING
 - UNITS WITH BASEMENT



GRADING & DRAINAGE NOTES

- ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
- ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
- ALL SITE CONSTRUCTION SHALL CONFORM TO THE TOWN OF MILFORD STANDARD SPECIFICATIONS OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 816, 2004.
- ALL PROPOSED CATCH BASINS TO HAVE 2' SUMPS AND HOODED OUTLETS UNLESS NOTED OTHERWISE.
- MAXIMUM 2% SLOPE THROUGHOUT ALL ACCESSIBLE PARKING AND ACCESSIBLE STRIPED AREAS

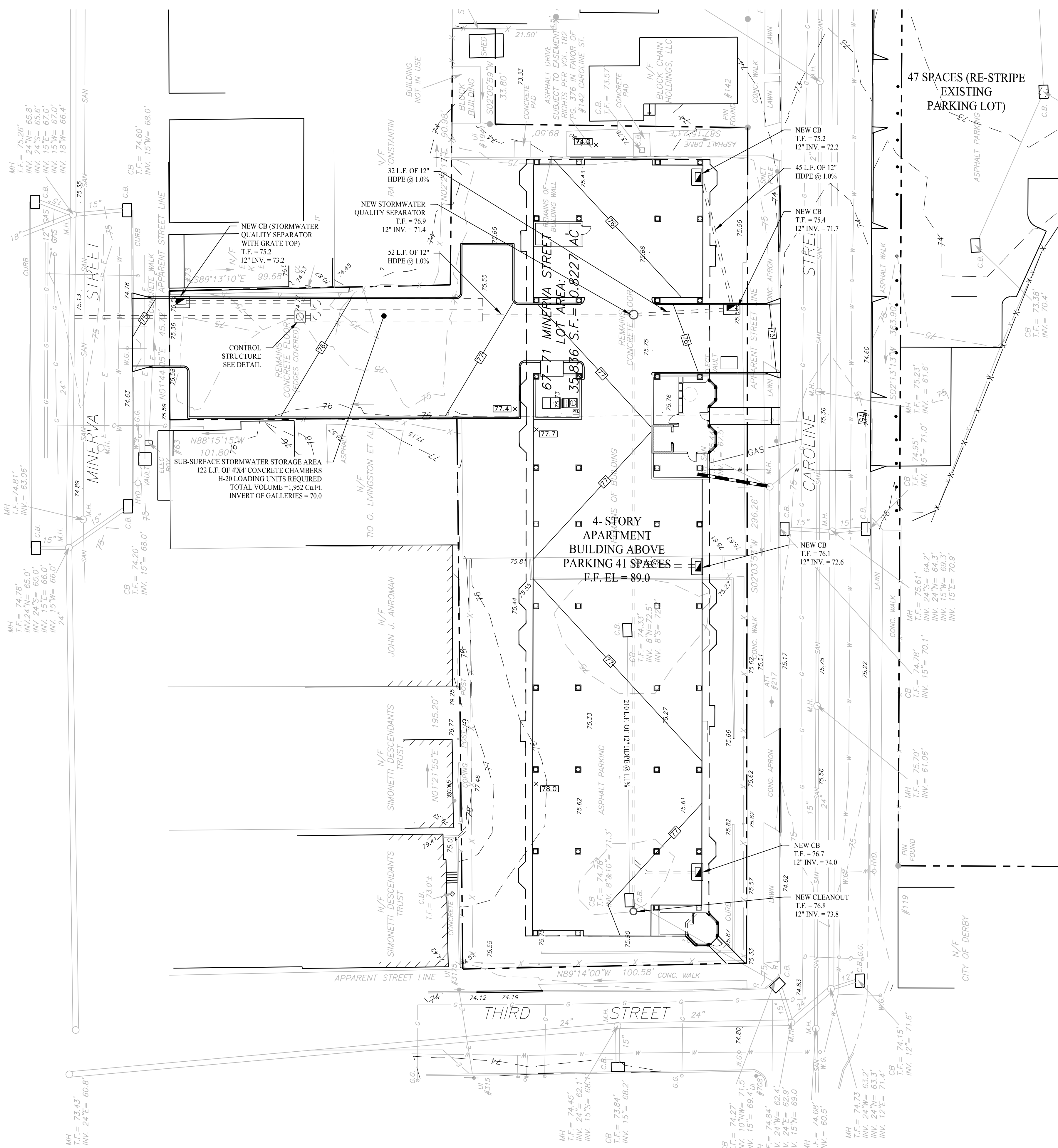
GALLERIES AND CATCH BASIN INSPECTION & MAINTENANCE PLAN:

- UNITS ARE TO BE INSPECTED EVERY 6-MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 18 INCHES
- OIL ACCUMULATION IS TYPICALLY MUCH LESS THAN SEDIMENT, HOWEVER, REMOVAL OF OIL AND SEDIMENT DURING THE SAME SERVICE IS RECOMMENDED.
- REMOVE FLOATABLES FIRST, AND THEN REMOVE REMAINING VOLUME.

GALLERY INSPECTION & MAINTENANCE PLAN:

- GALLERIES ARE TO BE INSPECTED EVERY 12-MONTHS AND VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.
- SITE CATCH BASINS ARE TO BE INSPECTED EVERY 6- MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.

WATER QUALITY VOLUME COMPUTATION:
COMMERCIAL DEVELOPMENT = 35,836 SF
IMPERVIOUS AREA = 24,054 OR 67%
WQV= (P*RV*A); RV=0.05+0.009*I
RV= 0.05+0.009*I= 0.653 WATERSHED INCHES
WQV= (0.653*35.836)/12=1.950 CF REQUIRED
PROVIDED = 1,952 CF



REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	SFS	9-16-21	ENGINEER COMMENTS
2.	SFS	9-30-21	C-PDD SUBMISSION

PROJECT TITLE

MASTER PLAN OF DEVELOPMENT / FINAL DETAIL PLANS

**67-71 MINERVA STREET
DERBY, CONNECTICUT**

**CEDAR VILLAGE
AT MINERVA SQUARE**

PREPARED FOR:
**CEDAR VILLAGE MINERVA
SQUARE, LLC**

SHEET TITLE

GRADING & UTILITY PLAN

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 12-15-2020
CHECKED BY: MJS	PROJECT NUMBER: 2522
CAD FILE: R:\2522\dwg\2522-site plan 12-16-20	

APPENDIX C

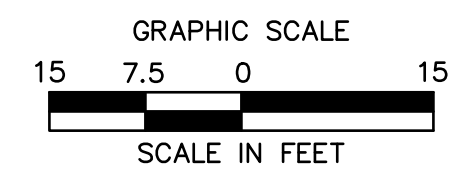
Site Plan (SP-01)

Site Investigation Plan (SI-01)

LEGEND:

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EXISTING BASEMENT AREA
- TRENCH DRAINS
- CHAIN LINK FENCE
- URBAN FILL AT SURFACE
- GPR SURVEY ANOMALIES
- GPR UNDERGROUND PIPING
- CATCH BASIN AND PIPING
- CURRENT SITE BUILDING
- FORMER SITE BUILDING
- AREAS OF CONCERN (AOC)
- OVERHEAD DOOR

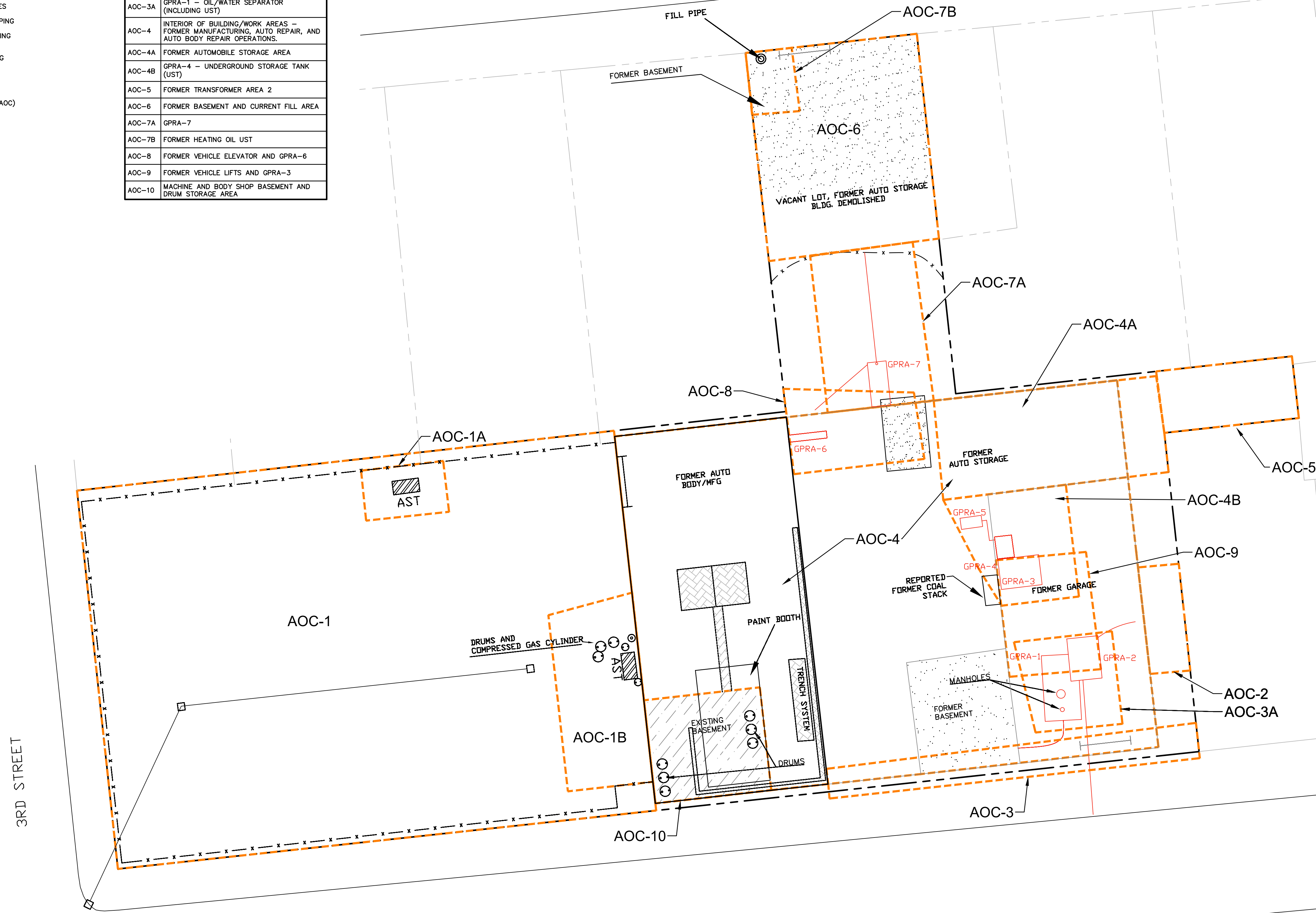
AOC	LOCATIONS
AOC-1	SOUTH PARKING LOT
AOC-1A	WEST CENTRAL 275-GALLON HEATING OIL ABOVE GROUND STORAGE TANK (AST)
AOC-1B	275-GALLON WASTE OIL AST AND DRUM STORAGE AREA
AOC-2	FORMER TRANSFORMER AREA 1
AOC-3	OVERHEAD DOORS CAROLINE STREET
AOC-3A	GPRA-1 - OIL/WATER SEPARATOR (INCLUDING UST)
AOC-4	INTERIOR OF BUILDING/WORK AREAS - FORMER MANUFACTURING, AUTO REPAIR, AND AUTO BODY REPAIR OPERATIONS.
AOC-4A	FORMER AUTOMOBILE STORAGE AREA
AOC-4B	GPRA-4 - UNDERGROUND STORAGE TANK (UST)
AOC-5	FORMER TRANSFORMER AREA 2
AOC-6	FORMER BASEMENT AND CURRENT FILL AREA
AOC-7A	GPRA-7
AOC-7B	FORMER HEATING OIL UST
AOC-8	FORMER VEHICLE ELEVATOR AND GPRA-6
AOC-9	FORMER VEHICLE LIFTS AND GPRA-3
AOC-10	MACHINE AND BODY SHOP BASEMENT AND DRUM STORAGE AREA



3RD STREET

MINERVA STREET

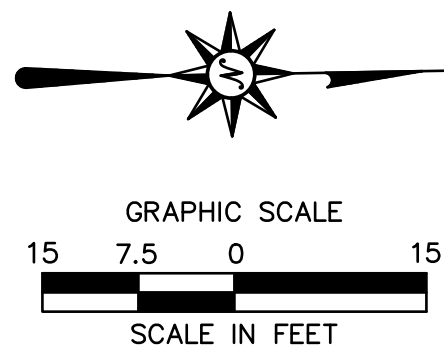
CAROLINE STREET



LEGEND:

- PROPERTY LINE
- - - ABUTTER PROPERTY LINE
- EXISTING BASEMENT AREA
- TRENCH DRAINS
- CHAIN LINK FENCE
- URBAN FILL AT SURFACE
- GPR SURVEY ANOMALIES
- GPR UNDERGROUND PIPING
- CATCH BASIN AND PIPING
- CURRENT SITE BUILDING
- FORMER SITE BUILDING
- AREAS OF CONCERN (AOC)
- OVERHEAD DOOR
- SB-201 SOIL BORING LOCATION
- MW-5 OVERBURDEN GROUNDWATER MONITORING WELL LOCATION
- MW-1 BEDROCK GROUNDWATER MONITORING WELL LOCATION
- (NS) NO SOIL SAMPLES WERE COLLECTED FROM SOIL BORING
- BLTP-1 TEST PIT

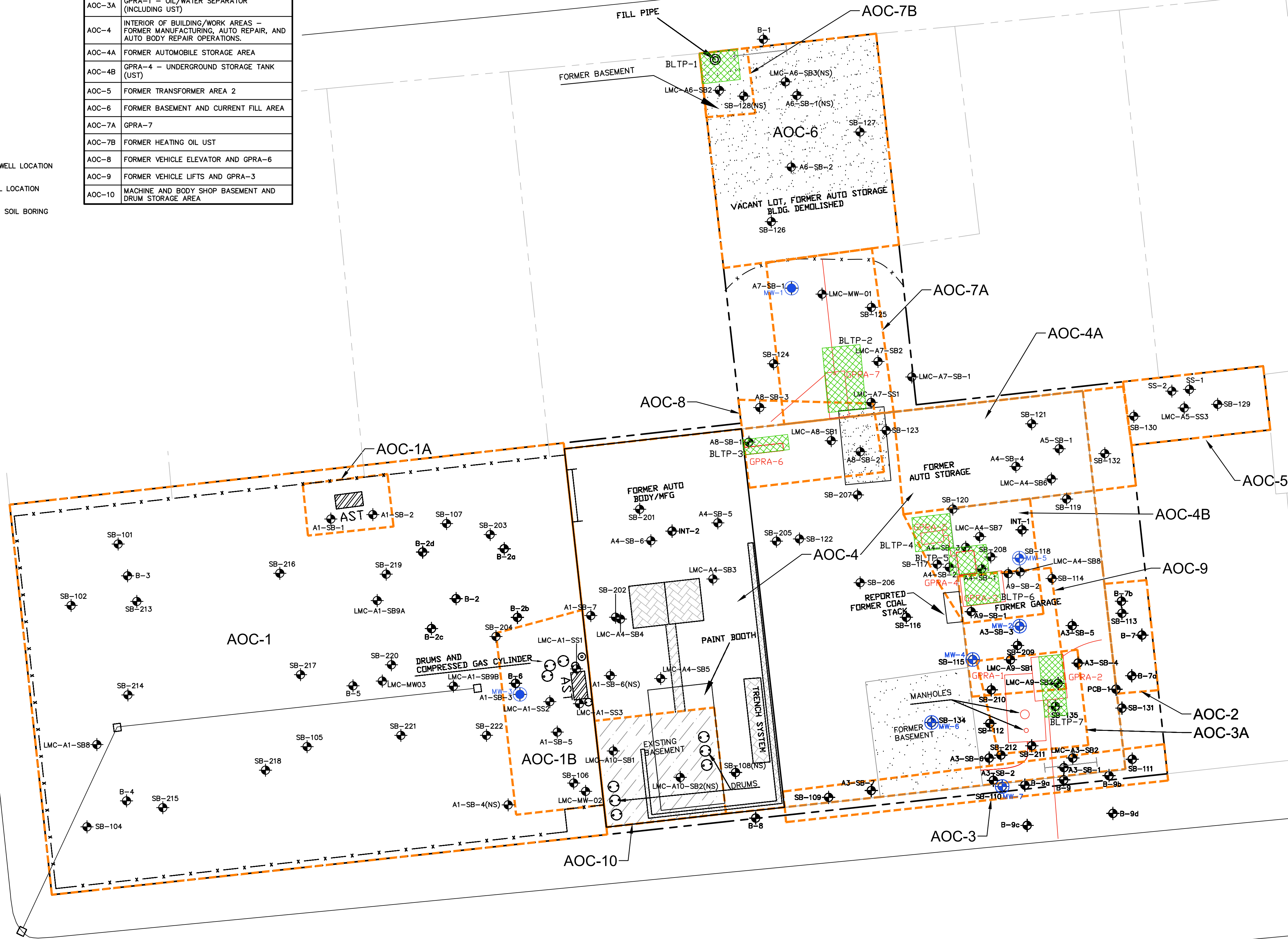
AOC	LOCATIONS
AOC-1	SOUTH PARKING LOT
AOC-1A	WEST CENTRAL 275-GALLON HEATING OIL ABOVE GROUND STORAGE TANK (AST)
AOC-1B	275-GALLON WASTE OIL AST AND DRUM STORAGE AREA
AOC-2	FORMER TRANSFORMER AREA 1
AOC-3	OVERHEAD DOORS CAROLINE STREET
AOC-3A	GPRA-1 -- OIL/WATER SEPARATOR (INCLUDING UST)
AOC-4	INTERIOR OF BUILDING/WORK AREAS -- FORMER MANUFACTURING, AUTO REPAIR, AND AUTO BODY REPAIR OPERATIONS.
AOC-4A	FORMER AUTOMOBILE STORAGE AREA
AOC-4B	GPRA-4 -- UNDERGROUND STORAGE TANK (UST)
AOC-5	FORMER TRANSFORMER AREA 2
AOC-6	FORMER BASEMENT AND CURRENT FILL AREA
AOC-7A	GPRA-7
AOC-7B	FORMER HEATING OIL UST
AOC-8	FORMER VEHICLE ELEVATOR AND GPRA-6
AOC-9	FORMER VEHICLE LIFTS AND GPRA-3
AOC-10	MACHINE AND BODY SHOP BASEMENT AND DRUM STORAGE AREA



3RD STREET

MINERVA STREET

CAROLINE STREET



REVISIONS	No.	Date	Desc.
-----------	-----	------	-------

Designed	P.R.L.
Drawn	J.E.S.
Reviewed	C.L.O.
Scale	1"=15'
Project No.	1900269
Date	05/11/2022
CAD File	EV200107901

Title
SITE INVESTIGATION PLAN

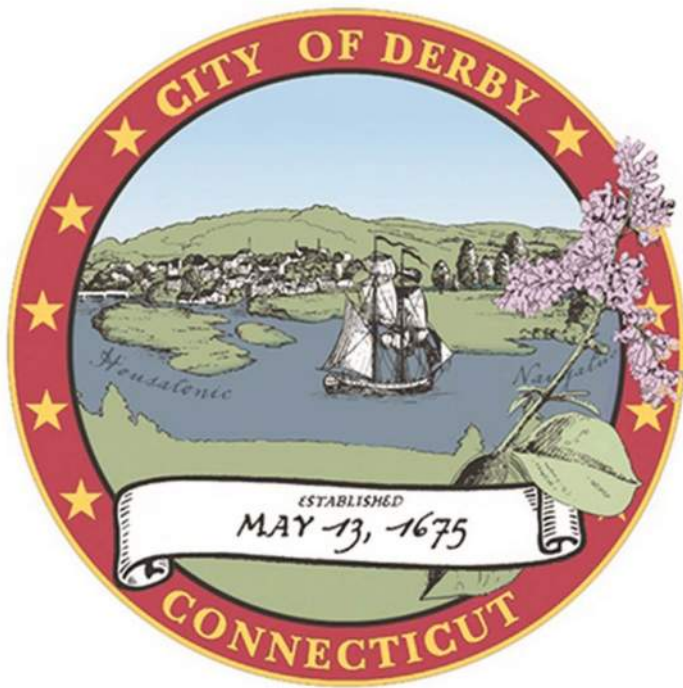
Sheet No.

SI-01

APPENDIX D

Derby Plan of Conservation and Development, Public Engagement Report

Derby Plan of Conservation and Development Public Engagement Report



**Prepared for
City of Derby
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TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
INTRODUCTION.....	6
PUBLIC PARTICIPATION METHODOLOGY & PROCESS	7
RESULTS.....	10
ANALYSIS.....	32
CONCLUSION.....	46
APPENDICES	46

EXECUTIVE SUMMARY

The Derby Plan of Conservation and Development Public Engagement Report presents and explores comments received at several public and stakeholder meetings held throughout March 2015 to inform the City of Derby's plan update process by documenting City residents' goals, objectives, and vision for the City. The City of Derby retained the Land Use Practice Collaborative (the Collaborative) to facilitate three general public meetings and two specific stakeholder meetings to identify the City's priority issues, assets, and challenges with regard to its land use patterns. This report and the process that lead to its creation are the exclusive work of the Land Use Practice Collaborative as external consultants to the City of Derby.

To promote attendance at the meetings, the Collaborative and City staff solicited participation using several advertisement methods. At each meeting, Collaborative staff asked participants for feedback regarding four land use discussion topics: (1) Conservation, Green Places, and Recreation; (2) Public Works, Infrastructure, Transportation, and Public Services; (3) Commercial Development and City Centers; and (4) Housing. For each discussion topic, staff asked: "What is good now, what is not working, and what are some strategies to overcome what is not working?" As participants discussed each topic, facilitators recorded exact responses on flipcharts. For each meeting, Collaborative staff also collected private comment cards from participants, as well as comments submitted via email.

Once the meetings concluded, Collaborative staff compiled all recorded comments, comment cards, and emailed comments into four charts organized by discussion topic and meeting date. All meeting comments were then consolidated by discussion topic for review and analysis purposes. Collaborative staff examined these results to identify the participants' most significant concerns and planning strategies. Below, the participants' specific planning priorities are summarized by discussion topic.

Conservation, Green Places, and Recreation

When questioned about conservation, green spaces, and recreation, a large number of participants expressed concern about protecting and maintaining Derby's green, public, and open spaces, such as the City's natural areas, City Greens, the waterfront and greenway, public gardens, and pocket parks. In particular, participants would like better access to and preservation of Derby's two rivers and riverfronts. Participants also appreciate opportunities for outdoor activities, including at the Kellogg Environmental Center, the City's sports fields, school playgrounds, and school athletic facilities, and requested more recreational options. Many participants would like improved management and enhancement of existing parks, as well as better park amenities, such as benches for walking trails. Participants also suggested creating better marketing and educational information for the City and its parks and would like better park planning and connectivity. Finally, some participants voiced support for better enforcement of environmental regulations and policies, including pet waste and litter removal, recycling, stormwater mitigation, and wetlands protection.

Public Works, Infrastructure, Transportation, and Public Services

When asked about Derby's public works and services, participants requested better sewage infrastructure and management, including the coordination of sewer improvements with other projects and the removal of sewage plant activities from the City's redevelopment areas. Participants also requested better waste collection, including garbage and recycling bins of various sizes, better information about waste removal, improved recycling, and better trash and recycling pick up times. To better inform residents about Derby's public works and services, participants suggested increased communication with residents and the greater community, possibly through the City's website or regular mailings.

To enhance transportation in Derby, participants suggested improving degraded street infrastructure, including broken traffic signals and potholes, and planning strategically for snow removal and street cleaning. Some participants suggested improving street and highway connectivity, including by continuing the Route 34 expansion. Participants also want the City to reduce traffic congestion, improve traffic safety, and provide increased parking opportunities, especially downtown and near the train station. In particular, participants requested improvements for the downtown parking garage and better metered and regulated parking spaces. To better accommodate pedestrian and bicycle traffic, participants suggested improving and building more sidewalks, adding better crosswalks and pedestrian infrastructure, and improving the City's walking and bicycle trails. To enhance public transportation opportunities, participants requested better downtown access to the train station; improved transit facilities, schedules, and routes; affordable bus fares; and safer bus stations and stops.

Participants expressed continued support for existing community centers and requested more community programming. Participants suggested improving senior center programming and accessibility, encouraging and supporting volunteerism in and for the City, and offering social services for families and youth. To improve schools, participants recommended improving school management and evaluating the school system to determine whether it should be regionalized or downsized. Finally, participants requested general infrastructure and public service maintenance and suggested regionalizing or consolidating the City's public services with nearby municipalities to lower costs.

Commercial Development and City Centers

To improve the quality of the City's commercial development, many participants suggested creating a diversity of appropriate retail, food, and service establishments to meet residents' needs in the City. Recommendations included more shopping opportunities and restaurants. Additionally, participants want the City to establish a downtown destination or focus to attract consumers, such as an entertainment venue or a college campus. Many participants want to maintain and focus commercial development in downtown and around the train station, and several participants recommend better utilization of important resources, such as the City's waterfront, opera house, and other important properties. Further, participants requested better code enforcement for and revitalization

of older properties, as well as more, year-round community events, such as concerts and festivals. Finally, participants suggested adopting policies that will attract and support businesses and create jobs, expressed support for Derby's unique character, and requested resolution of Route 34 expansion issues to reduce impacts on businesses.

Housing

When questioned about housing in Derby, many participants requested more senior-only housing, and some participants suggested creating more housing opportunities for young professionals. Conversely, some participants preferred less multifamily housing in the City, and others recommended encouraging more owner-occupied and high-income households. Several participants suggested creating housing paired with mixed-use development. Additionally, participants wanted the City to help remediate distressed properties, including through better code enforcement, a process to deal with abandoned and tax-foreclosed homes, and incentives for home renovations. Lastly, participants suggested planning and zoning for appropriate housing types throughout the City and recommended creating cheaper housing options and financial incentives, such as transit subsidies, to live in Derby.

INTRODUCTION

The Derby Plan of Conservation and Development Public Engagement Report is a guide for the City of Derby's Planning and Zoning Commission. It reports and explores public input received in March 2015 at the beginning of the City's Plan of Conservation and Development (POCD) update process to document its residents' goals, objectives, and vision. Public participation is a key element of the POCD process; as such involvement is critical to the planning effort's success, as well as long-term implementation of the plan. Community engagement in the process strengthens the plan by incorporating various stakeholders' and residents' local knowledge and preferences. Further, a collaborative planning process that includes several methods of public engagement provides a more open, inclusive, and interactive way of involving citizens in the overall process, increasing confidence in and providing support for the POCD, which becomes the blueprint and guidance document for future planning decisions.



In addition to augmenting the City's POCD, the Derby POCD Public Engagement Report should help guide future public involvement efforts and enhance the public's access to Derby's decision-making process with regard to the POCD and future zoning and land use decisions. Below, the report begins by describing the public participation process and its methodology. It then reports results from the process in four charts that document all public comments received. Finally, the report's analysis considers these comments and identifies the main ideas and themes that the participants found most important for the POCD process.

PUBLIC PARTICIPATION METHODOLOGY & PROCESS

The Collaborative staff held a series of public and stakeholder meetings to collect feedback from City residents and identify the City's priority issues, assets, and challenges with regard to four land use patterns: (1) Conservation, Green Places, and Recreation; (2) Public Works, Infrastructure, Transportation, and Public Services; (3) Commercial Development and City Centers; and (4) Housing. Collaborative and City staff solicited participation in the meetings using flyers, canvassing, electronic announcements, press releases, and newspaper articles. Following this outreach effort, Collaborative and City staff held three large, public meetings, as well as two specific stakeholder meetings for seniors and high school students. Methodology for these outreach efforts and meetings is described below.

Outreach Methods

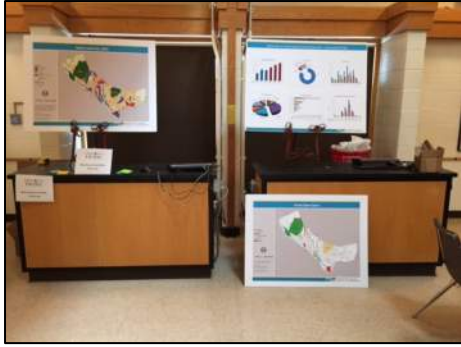
The Collaborative and the City of Derby, together with a POCD outreach steering committee of local residents, advertised and solicited resident and stakeholder participation in the City's POCD public engagement process in several ways. Hundreds of outreach flyers were printed and distributed throughout the City at local businesses, shopping areas, and along sidewalks in downtown Derby. Collaborative staff emailed City preschools, local businesses, religious organizations, and clubs to ask for their assistance in reaching City residents. Additionally, flyers were provided and emailed to the POCD outreach steering committee members for distribution throughout the City, and flyers were circulated to parents in student backpacks. Further, the Collaborative and City distributed electronic announcements through Derby's Electronic Valley webpage emails, City website announcements, emails to City staff and committees, and a press release to local media. To view the announcement, see Appendix A, which presents the outreach flyer. Appendix B contains the list of organizations from which the Collaborative and outreach steering committee solicited help in advertising the public engagement process.

Public Meetings

After informing the Derby community about this public engagement process, the Collaborative and City held the following three public meetings in Derby to gather public input:

- March 15, 2015 at 1:30 PM at the Kellogg Environmental Center
- March 19, 2015 at 6:30 PM at Archie Moore's
- March 25, 2015 at 6:30 PM at the Grassy Hill Lodge





Collaborative staff facilitated these meetings, which followed the agenda presented in Appendix C. Each meeting began with a participant registration and sign-in period. During this time, staff collected each participant's name and contact information and invited participants to become more involved. Additionally, staff distributed nametags, index cards for private comments, and number-coded agendas. Staff also asked participants to join a group activity involving a posted map of the City of Derby. For this activity, staff directed

participants to respond to the question "What do you love about Derby?" by posting their answers on the map using sticky notes and markers.

Following registration, the Mayor and City staff welcomed all participants and presented an overview of Derby's POCD initiative. City staff discussed the POCD's importance and presented the planning process timeline. Collaborative staff then explained the meeting agenda, discussion questions, and ground rules, noting the importance of collecting information from participants. Using the number-coded agendas, Collaborative staff then divided participants into small groups to enhance effective conversation with participants. A trained facilitator led each small group of 10 to 15 participants, asking the same three questions for each of four discussion topics. The small groups discussed each topic for 20 to 30 minutes. For each discussion topic, the facilitator recorded all responses using a large paper flip-chart, markers, and easels.

The small groups discussed the following four topics regarding the City's land use patterns:

Conservation, Green Places, and Recreation: *This topic refers to the City's natural environmental features, including topography, scenic resources, ridgelines, wetlands, parks, open space, sustainability, habitats, and the connections among these natural resources, including those needed to provide maximum benefits to the community. This topic includes passive and active recreation.*

Public Works, Infrastructure, Transportation, and Public Services: *This topic refers to the City's roads and streets, public transportation, paths and sidewalks, traffic signals, and the need to accommodate a variety of methods to move people and goods into and throughout the community. This topic also includes other infrastructure improvements, such as cellular communication facilities, cable, electricity, water, sewers, drainage, flood control, and other utilities. Lastly, this topic refers to City-provided services, such as senior services, libraries, building permits, garbage collection, recycling, schools, and educational facilities.*

Commercial Development and City Centers: *The Commercial Development and City Centers topic provides a framework to discuss the quality and character of the City's economic centers, both present and future. The topic includes economic development, jobs, and needed tax revenues.*

Housing: *This topic refers to the housing needs of both the City and surrounding region. This includes housing choices and types required to accommodate the needs of the City's current and future residents, including seniors, young households, workers, City employees and volunteers, and others in the region who are searching for suitable housing.*

For each of the above discussion topics, facilitators asked participants the following three questions:

1. What's good now? (What do you like? What should be maintained?)
2. What's not working? (What do you dislike? What needs to be changed?)
3. What are some strategies to overcome what is not working? (What new things can we do to make it better? What opportunities are there? Where can we make these opportunities happen?)

After participants discussed all four topics, the public meetings concluded. City or Collaborative staff thanked participants and announced how they could access meeting results and submit more comments. In addition to the small group discussions, Collaborative staff collected private comment cards, and participants contributed to a survey developed by the Naugatuck Valley Council of Governments. The survey was a second opportunity that the City used to obtain information from its citizens. Distributed in a variety of ways by the City and the Naugatuck Valley Council of Governments, residents responded to specifically tailored questions regarding the City of Derby and answered questions relating to demographics. The survey results further enhanced the POCD outreach process. For survey results, please see Appendix E.

Stakeholder Meetings

After the public meetings, Collaborative and City staff held the following two specific stakeholder meetings:

1. March 26, 2015 at 10:00 AM at the Derby Senior Center
2. March 26, 2015 at 12:30 PM at Derby High School

The stakeholder meetings generally followed the same agenda and format used for the public meetings. See Appendix C to view the agenda. Facilitators asked meeting participants the same three questions for each of the same four discussion topics described above. Participants discussed each topic, and facilitators recorded responses using the same materials. Collaborative staff also collected private comment cards from participants, as well as surveys.



After collecting all recorded comments, comment cards, and emailed comments, Collaborative staff compiled them into four charts organized by discussion topic. Below, the results section presents these charts and describes how they were generated. After creating these charts, Collaborative staff examined the results to identify the participants' main concerns and planning

strategies. The analysis section below describes this examination and presents the overarching ideas and themes generated from the comments.

RESULTS

At each public and stakeholder meeting, Collaborative staff recorded all participants' spoken comments, word-for-word, onto a large flip-chart. After each public and stakeholder meeting concluded, Collaborative staff transcribed these exact comments, along with the participants' handwritten and emailed comments, into comment documents associated with each meeting. These comment documents are available in Appendix D, along with scanned copies of any comment cards, emailed comments received from each meeting, and post-it notes from the "What do you love about Derby?" exercise.

After transcribing all original spoken, handwritten, and emailed comments from every meeting into the comment documents, Collaborative staff consolidated these comments into the four charts below that are organized by discussion topic. Each discussion topic chart categorizes every comment as an answer to the question that prompted it (What is working, what is not working, or what are some strategies to overcome what is not working?), as well as by subject headings within each question category. And, each discussion topic chart includes all comments elicited while discussing that topic even if they better relate to another discussion topic.

During the comment consolidation process, Collaborative staff grouped identical and equivalent comments together under the discussion topic. Each discussion topic chart below records the frequency of each separate comment to reflect how often each comment occurred. Occasionally, a comment includes enough information to break its frequency down by specific detail. In these cases, the overall comment's frequency is recorded in the chart's frequency column, while the frequency of a particular detail is recorded in parentheses in another column as appropriate. Finally, if a comment focuses on a specific location within the City of Derby, that information is recorded in the chart's location column.

Because the consolidation process involved grouping like comments together, in some cases Collaborative staff paraphrased original comments to generate a single, representative comment for the discussion topic chart. Additionally, some comments received during the meetings were moved to the correct question category. For example, a strategy offered as a response to the question, "What is not working?" would be moved under the third question, "What are some strategies . . . ?" Lastly, please note that some participants attended and contributed comments at multiple meetings. The following chart lists the number of participants who signed-in at each meeting. Sign-in sheets from each meeting can be found at City Hall.



Number of Participants at Each Public/Stakeholder Engagement Meeting

Meeting	Number of Participants
March 15—General Public	18
March 19—General Public	30
March 25—General Public	40
March 26—Derby Senior Center	46
March 26—Derby High School Students	55

The four charts below list comments elicited during each of the public/stakeholder outreach sessions. They encompass each of the four discussion topics: (1) Conservation, Green Places, and Recreation; (2) Public Works, Infrastructure, Transportation, and Public Services; (3) Commercial Development and City Centers; and (4) Housing.

Conservation, Green Places, and Recreation

What's Good Now?		
Answer	Frequency	Specific Location?
Natural Areas and Natural Resources		
City Green/Greens	7	
Waterfront / riverfronts and their safety	6	Waterfront
Greenway	5	Greenway
Public Gardens	2	
O'Sullivan's Island	2	O'Sullivan's Island
Rivers (Beauty and Health)	2	
Housatonic Watershed	1	
Reservoir	1	
Telescope Mountain	1	Telescope Mountain
Parks and Recreation		
Osbornedale State Park	10	Osbornedale
Witek Park	7	Witek
Kellogg Environmental Center	6	Kellogg
Sports Fields: Ryan Field Complex, Bradley Field, soccer field, ball field, football fields	4	
911 Memorial	1	
School Playgrounds	1	
Recreation opportunities	1	
Irving School Playground	1	Irving School
Basketball courts near school	1	
Walking trail	1	
School Athletic Facilities	1	
The Rec camp	1	
Yale community rowing	1	

Dog Park	1	
Environmental Protection Regulations, Management, and Policies		
Hines Farm and its protection	1	Hines Farm
Volunteer-led cleaning project throughout town	1	
Recycling	1	
What's Not Working?		
Answer	Frequency	Specific Location?
Parks and Recreation		
Lack of maintenance at parks	3	Witek/Picnic Grove
Underutilization of parks	2	
Need to address conditions of school fields, make more accessible	2	
Safety issues involving coyotes and wolves	2	Witek Park
Lack of programming at Academy Hill Green	1	
Walkways and greenways littered	1	
Birmingham Green is underutilized	1	Birmingham Green
Not enough children's playgrounds	1	
Shortage of tree-lined streets	1	
No place to relax on the walking trail	1	
Vandalism of city parks	1	
Lack of marketing of parks	1	
People not picking up after dogs	1	
Field house degradation	1	
Parking at parks	1	Witek
Onopiak building boarded up for years	1	
Natural Areas and Natural Resources		
Lack of accessibility to rivers	2	
Lack of preservation along waterfront	1	
Rivers are dirty	1	
Environmental issues at O'Sullivan's Island	1	O'Sullivan's Island
Cutting down trees around river	1	
Lack of green space maintenance	1	
No trails/parks maps	1	
Environmental Protection Regulations, Management, and Policies		
Lack of conservation or open space plan	3	
Stormwater management	1	
Lack of regulation in parks, trash problems	1	
Questions of who is responsible for maintaining fields (Board of Ed? Parks and Rec?)	1	

Lack of follow through on 2002 planning document	1	
Disjointed governance structure for parks and recreation and public works overlap	1	
What Are Some Strategies to Overcome What is Not Working?		
Answer	Frequency	Specific Location?
Parks and Recreation		
Provide park activities (kayaking, hiking)	2	
Improve pocket parks	2	
Witek Park- something like the Ansonia Nature Center	1	Witek Park
More direction for fields and parks in the city	1	
Witek park parking should be open on more than just game days	1	Witek Park
Open playgrounds	1	
Onopiak should be turned into nature center	1	Onopiak
Natural Areas and Natural Resources		
The beautification of Greenway and clean up, maybe planters and pots, instead of planting into the dirt. Needs more green shrubs and vegetation along the path so that it looks and feels more like a Greenway, plaques and boards for educational purpose	5	Greenway
Create an urban garden for residents, and can act as an educational tool as well.	5	
Connect greenway with downtown, connect parks, connect town centers	3	
O'Sullivan's Island needs a playground, docks and piers, clean up and make better use of O'Sullivan Island.	3	O'Sullivan's
Extend greenway to waterfront in order to draw people across the bridge	1	Greenway
Route 34 on the river – scenic overlooks do not exist. Make them!	1	Route 34
Parking for the colonial cemetery, and make it walkable (this can give better access)	1	
More water fountains	1	
Benches on the walking trail	1	
Reintroduce reservoir with fish	1	
Use the rivers for activities	1	
Fix the boat ramp	1	
Work with Ansonia and Shelton to connect river walk and river area	1	
Wharf or fishing pier	1	

Waterfront or river should be developed in order to attract people into Derby	1	Waterfront
Restaurants on the river trail	1	
Marketing		
Advertise the Kellogg Center more	2	Kellogg Center
Need to preserve and enhance the entranceway into Derby	1	
Mix beautification with technology, QR codes, and make self-guided tour for greenway, fields, history, work with Valley Arts Council. Maybe granite QR codes to bring history alive. Use history like the cemetery and David Humphreys house with the tour. History should be captured, not just for residents, but for tourists too.	1	
Make it easier to use the Birmingham Green, create a pamphlet with directions to use the Green.	1	Birmingham Green
Use website to market and put information up for residents, control the lighting at the Green, Use of Elizabeth Street and Main Street area to bring people to the Green.	1	
Change the branding/marketing of Derby from “smallest city in the state” to something more positive like “CT’s first inland seaport” since this was an busy trading post very early. We could mark areas on the greenway, show pictures in brochures...etc.	1	
Environmental Protection Regulations, Management, and Policies		
Clean up the river water / riverfront / better regulations	4	Waterfront
Regionalize parks and recreation management (and taxes) with Ansonia, Shelton, etc.	3	
Park and Recreation Commission – more communication	2	
Cleanup days	2	
More green designs through stormwater regulations and landscape protection	1	
Expand park maintenance (referring specifically to Witek)	1	Witek Park
Need a Parks Department	1	
Work with Trouts Unlimited for grants	1	

Better enforcement of land use regulation	1	
Protect wetlands	1	
A plan was made 15 years ago for parks and recreation and we need to revisit it and go forward	1	
More enforcement of pet waste	1	
Fund/sponsor a bench with "in memory of" much like the 911 brick payment	1	
Reevaluate investment in open space – do we have too much for smallest city in Connecticut?	1	

Public Works, Infrastructure, Transportation, and Public Services

What's Good Now?		
Answer	Frequency	Specific Location?
General Infrastructure and Public Works		
Reliable electricity downtown	2	Downtown
Public Works does good job, especially considered they are underfunded	2	
Infrastructure for sewer project	2	
River never floods	1	
Community Programming and Centers		
Two good libraries in town	4	
Opera House	4	Opera House
Senior Center	4	
Griffin Hospital's health & wellness programs	4	Griffin Hospital
Kellogg Environmental Center	2	Kellogg Environmental Center
Center green is at the center of what's going on in the city	2	
Volunteer service	2	
Cancer Center	2	
Have a very active recreation program for children and others, there are large basketball and other programs.	1	
The yearly fireworks	1	
Small community	1	
Good Mental Health	1	
Valley Community Foundation	1	
CT NOFA (National Organic Farming Association)	1	
Derby Website	1	
Ethnic and cultural centers	1	

Arts Council and Art Studio	1	
Elks Club (\$2 drinks)	1	Elks Club
Transportation		
Derby is the center of many transportation options	8	Right on Route 34, close to Route 84, train access to Grand Central (NYC), buses to New Haven and Bridgeport
Location and usability of parking garage	3	
Snow removal is good, super job!	3	
Sidewalks connect different city centers	2	Particularly good on Hawthorn St.
Don't have to snow plow Route 34	1	Route 34
Road bond project	1	
Courteous Drivers	1	On route 34 when you enter by Minerva St.
Trolley tracks in the sidewalk	1	
Well funded road improvement	1	
Senior pickup	1	
Train Station	1	
Garbage, Waste, and Landscaping		
Like the large trash cans and service.	3	
Free garbage collection, bulk pickup, and brush pickup	1	
Landfill is cleaned up	1	
A solar field development is planned for landfill	1	
Recycle pickup every week	1	
Controlled weeding throughout city	1	
Landscaping and Mulching	1	
Schools		
Schools are improving	2	
New Middle School	1	
Schools are adequately funded	1	
Reroofed the schools	1	
What's Not Working?		
Answer	Frequency	Specific Location?
General Infrastructure and Public Works		
Need for better city signage	2	
Need more events in town for all ages	2	
Too many fire houses	2	
Sewer issue in Derby	2	

Elizabeth Street is dead	2	Elizabeth Street
Water/sewage/drainage/flood control needs updating	1	
Finish municipal projects because too many are going on at the same time	1	
Expensive utilities in town	1	
Deferred maintenance increasing	1	
AT&T raised fiber optics boxes are vandalized	1	
High taxes on public services purchased at retail value	1	
Street lights often don't work	1	Courthouse and near bridge downtown
Stairway from Caroline to the water needs repairs	1	
Main Street is dead	1	Main Street
Community Programming and Centers		
Need better publication of city events	1	
Transportation		
Bad sidewalks (quality, quantity and connectivity)	9	Irving School area; Main, Elizabeth, Sodom, and Olivia Streets
Traffic	8	Routes 8 and 34; Elizabeth & Main, Water & Main, Olivia & Main streets; near Shoprite
Lack of Parking (also hurting small businesses)	6	Downtown and train station
Unknown train schedule	6	
No crosswalks or need for better crossways	5	
Broken traffic signals (Stop sign near St. Michael's School)	4	
Poor bus routes	4	No bus in Huntington
Snow plowing (especially side streets)	3	
Potholes in the roads	3	
Poor rail access to downtown	3	
Not a good experience for pedestrians	2	
Not a fan of quarter parking meters and that they only take quarters	2	
Safety concerns with the Parking garage	2	
Bus unreliable and inconvenient	2	

Bus stops cause people to stand in the road	2	Particularly at the bus stop near the hospital
Traffic safety	2	Route 8 N
Waterbury line needs better schedules	1	
\$8 round trip on transit is expensive (Valley Transit)	1	
Ice and snow mounds near Route 34 cause people to stand unsafely on ice or the road	1	
Reliance on developers to make bus stations has shown little construction progress	1	
Dirty streets	1	
Too much burden on the private land owners to maintain sidewalks	1	
Too high of speed bumps, need repair	1	
High Street is too narrow, some traffic issues	1	High Street
Nothing is happening with route 34 expansion	1	Route 34
Kids walking on the road	1	
Lack of encouraging bike transportation	1	
Courthouse uses parking spaces	1	
Not enough handicap parking downtown	1	Downtown
Community Centers		
Need for a community center, no gathering place for community	2	
Senior Center old and outdated (from standpoint of accessibility)	2	
Community Center is expensive	1	
Recreation Center requires you to be 18 to go (age requirement bad)	1	
Garbage and Waste		
Garbage collection crews <ul style="list-style-type: none"> • leave garbage in the streets • late to arrive 	2	
Need for more recycling	1	
Garbage pickup is too early (6:30 am too early)	1	
Sewer sludge trucks will go through planned redevelopment area	1	
Sewer plant is near the redevelopment area	1	
Not everyone has garbage cans	1	
Schools		
Need for a better school system (not rigorous enough)	7	
Derby pays for its own school system	1	
School lunch is horrible	1	

Bathroom at football field are messy	1	
People don't send students to Derby Schools	1	
Other		
Zoning changes and building permits are being given in residential areas that are increasing in density	1	
Favors are given by boards, where favors are for developers with money, not people who live in town	1	
Need for more trails to walk dogs	1	
Lack of services at DMV in Derby	1	
What Are Some Strategies to Overcome What is Not Working?		
Answer	Frequency	Specific Location?
Regionalism and City Communication		
Regionalize or consolidate education, police, fire, and sewers with other municipalities nearby	3	
A unified political party to do things – better communication and collaboration to fix Derby. Need to work together, not against one another.	1	
Better police patrol on Anson Street	1	Anson Street
Letter out to Derby citizens every couple months about what is going on in the city	1	
Better communication with state about joint issues	1	
General Infrastructure and Public Works		
Paint the AT&T fiber optic boxes black just like the ones on Pershing Drive in Ansonia	1	
Path that is fenced off to parking of Shoprite area, the path should be opened up, the fence should be removed and path should be cleaned up to promote access to the Shoprite area.	1	Shoprite area
Sewer improvement should be coordinated with Route 34 redevelopment	1	
Sewer plan should be coordinated with Seymour & Orange, and Derby should be getting something in return for this service	1	
Look into the Ansonia sewer system	1	
Community Programming and Centers		
Better Rec Center (Examples: more indoor basketball courts and a track with painted lane lines)	3	
Create up-to-date community center (including better calendar of classes)	2	
Get a Planned Parenthood office in town	2	

Encourage volunteerism (“adopt a spot”)	2	
Provide more support services for 18-25 year olds	2	
City fairs or festivals	1	
Volunteer services need to be supported with equipment that they need.	1	
10 year plan for parks and recreation should be analyzed, what has been done and what needs to be done still.	1	
City-run organic farm	1	
Need better marketing of Derby	1	
Improvement of sports in Derby	1	
Children’s museum / education center	1	
Need to promote the boathouse, good recreation for youth.	1	
Need to harmonize formal and informal sports, need to fit all of the games in, there is limited facility space for the amount of recreational sports and activities going on.	1	
Need a large-scale rental space, like a banquet hall, municipally owned.	1	
Community pool	1	
Improve indoor pool	1	
Senior Center that is only one floor	1	Senior Center
Senior Center with its own parking	1	Senior Center
Link Senior Center with the Community Center	1	Senior Center
Bingo hall	1	
Slot machines in senior center	1	
Funding for a new senior center: city needs a tax base, needs to look into grant opportunity for State or Federal funding	1	Senior Center
Enhance the Sterling Opera House: use it as an opera house or a museum.	1	Opera House
Museum, display the history of Derby	1	
The Opera House Tours should be restarted	1	Opera House
More connection and funding with higher education centers	1	
More daycare facilities and similar services	1	
Transportation		
Snowstorm- concentrate on clearing the roads, then after the snow storm, do alternate side parking for the cars to move to other side of the road to remove banks of snow.	5	
Sidewalk improvements (fix holes and cracks and also expand access by sidewalks) (Example:	5	

Courthouse and Town Green		
Better train and bus schedule and better advertisement of schedule	5	
Crosswalk improvements. Add permanent poles where cones exist and flashing lights for pedestrians.	4	
Parking meters should be turned into payment by credit card versus quarters	3	
Signage to make people aware of parking garage (especially for courthouse users)	3	
Extend bike trail and/or provide off-street biking	2	
Stop sign/light at Water & Caroline intersection	2	
The F bus could loop into Wal-Mart (both ways) instead of passing by and making people cross the busy street.	2	
Seniors that live alone need to get to the hospital or around town, some sort of way to provide cost efficient transportation for them.	2	
Provide covers over bus stops	2	
Maintain street drains (clear them)	2	Main Street
Expand Route 34 (more lanes, widening of lanes, or make one-way streets)	1	Route 34
More lanes needed along Route 34	1	Route 34
Need a train that starts in Waterbury and gets to GC NYC by 6am, a direct train without transferring, semi-express for the first train in the morning	1	
Improve efficiency of parking, utilize vacant properties to implement parking	1	
Diagonal parking may be better use of the street space.	1	
Narrow the sidewalks to allow angled parking, and parallel on the other side.	1	
Trolley system to create a loop in town	1	
Connect Pershing Drive with downtown	1	Pershing Drive
Provide street map overview at the exit of main parking garage	1	
Make Route 34 towards Route 84 a scenic highway	1	Route 34
Join railroad system to Waterbury corridor	1	
Create a northbound entrance on Route 8 from where Chatfield Street is.	1	
Express bus to New Haven	1	
Toll booths on roads	1	
More parking	1	

Could just limit parking to 2 hours	1	
Outsource all parking (even metered parking). Give it away to a private developer (including 1 st , Caroline Street, and all downtown parking. And downtown parking garage!)	1	Downtown
Better utilization of parking between Factory Street and Caroline Street	1	Caroline Street
Analyze traffic flow and consider one-ways	1	
Study traffic to reevaluate where to locate stop signs and lights	1	
Update speed limit signs	1	
Garbage and Waste		
Increase curbside recycling: should take advantage of single stream recycling	2	
Later pick up time for recycling	1	
Limiting the amount of garbage that can be put out to not mess with the trash service.	1	
Need more than one hazardous waste removal once a year- or if you can bring it elsewhere then you can educate the community and improve the communication with program of removal.	1	
Redirect sewer trucks away from the redevelopment areas	1	
Bigger recyclable containers	1	
Trash and recycle cans than can be lifted with forklift method	1	
Garbage and recycling containers that can be moved easily	1	
Enforce noise ordinances (morning waste pickup)	1	
Distribute garbage cans, or require that people get one	1	
Single stream recycling (Like Shelton)	1	
Schools		
Downsize the school administration	2	
Turf football field at the high school	1	
More career and college counseling in schools	1	
Regionalize education because of low population	1	
Other		
Tighter regulations on building permits and zoning changes	1	
Replace the chain-link fence from south side of Main Street and put in a fence similar to the greenway fence	1	Main Street
Maintain trails	1	

Commercial Development and City Centers

What's Good Now?		
Answer	Frequency	Specific Location?
Quality and Amount of Commercial Development		
Restaurants(4): Bakery(3), Archie Moore's(2), Mattei's, Pizza(2), Panera, Twisted Vine, 500 Degrees, River Deli	16	
Retail(3): Big box stores, Walmart(2), Home Depot, Lowes(2)	9	Pershing Dr. Plaza
Health club, Fitness Edge(3)	4	
Grocery stores, Aldi's(2)	3	
Small scale nature, shopping is nearby	2	
Caroline Street's Cobblestone Hill	1	
Location and Accessibility		
Derby is in a great location	4	
Train Station proximity to downtown	1	Train Station
Town Character		
Village type area of New York charm is here in Derby	1	
Town Green	1	Town Green
Downtown Derby used to be a strong community and can be returned to this	1	Downtown
Only cobblestone street in Valley	1	
Strolling around Derby	1	
Open space underutilization provides good open space opportunity	1	
Community Activities		
Opera House – great place, opportunity to fix it up into something functional	1	Opera House
Center for Arts	1	
Senior Center is nice	1	Senior Center
Concerts on the green are great- we love them! But only in the summer	1	Town Green
Public Services		
Great hospital / Medical care / Griffin Hospital	2	
Post Office	1	Post Office
Courthouse	1	Courthouse
Healthcare industry	1	
Motor Vehicle Center	1	
What's Not Working?		
Answer	Frequency	Specific Location?
Quality, Type and Amount of Commercial		

Development		
No shopping / lack of stores downtown / no small shops	10	Downtown
Walmart doesn't cut it	4	
Too many absentee landlords / no enforcement on dilapidated buildings	3	
No organic shops	2	
No entertainment /no movie theatre	2	
Lack of jobs	2	
Rental costs prohibitive	1	
Pet store insufficient	1	
Lack of office / industrial space	1	
Need better restaurants	1	
Lack of pride in services and business	1	
Failed development plan 15 years ago preventing downtown cleanup	1	Downtown
Location and Accessibility		
Train insufficient / station is blighted / infrequent	3	
Don't use transportation hub to get people downtown	1	
Train station is in tough spot for development and access	1	Train Station
South side of Main Street is not that big (17 acres)	1	Main Street
More accessible senior center	1	
Town Character		
Old abandoned buildings that are eyesores (Concrete plat, Old Hull Dye factory, Lifetouch Building)	4	
Sterling Opera House in bad shape	2	Opera House
More cleanup days	1	
City entrance facades lacking	1	
People need to leave town for entertainment	1	
Unhappy crowd that visits courthouse	1	
Sewage treatment plant hurts development	1	
Community Activities		
Need more concerts in the winter – can continue indoors	1	
Parking and Infrastructure		
Parking issues(3): no need for meters(2), abandoned cars in garages, parking requirement takes up too much land, difficult to park downtown, need parking at theatre, garages need improvement	10	

Route 34 expansion ambiguous timeline hurts business / deters investment	5	Route 34
Too many engineering studies	1	
Train station lacks lighting	1	
Need for post office	1	
Road behind BJs needs a name	1	
Sewer lines need upgrading on south side of Main Street	1	
Route 34 through center of downtown is a problem	1	Route 34
Too many vacant buildings	1	
What Are Some Strategies to Overcome What is Not Working?		
Answer	Frequency	Specific Location?
Quality, Type and Amount of Commercial Development		
Need more restaurants: more ethnic food, family-oriented restaurants, for example: Buffalo Wild Wings, seafood, fast food, affordable, frozen yogurt	11	
Destinations for example: dance studio, night club, hookah bars, arcade, bowling alley, bookstore, night activities, indoor skateboarding	11	
Development on the river: food trucks, small retail stands, food, (like harbor in Bridgeport)	6	Waterfront
More retail, for example: a shoe store, outlet stores, downtown	5	
Art studio, art space, crafts	4	
Mixed-use residential	4	Division Street, Downtown, Route 8 & 95
Put in a place where a person can learn, develop and market (like a business incubator) like Artisan's Asylum in Somerville, MA.	3	
Outdoor cafes, coffee shops	3	
Develop south side of Main street	3	Main Street
Develop downtown	2	Downtown
Train station shops – breakfast food (Like Westport)	2	Train Station
Unified, shared kitchen space	2	
Organic, healthy food options	2	
Farmers market	2	
Let developers take over area near river across from senior citizen home	2	Downtown near Senior Center
Convenience store near Senior Center	1	Downtown near Senior Center

Bank	1	Downtown
Professional offices	1	Downtown
Need a movie theatre	1	
Don't bring tattoo parlors and strip joints	1	
Keep post office downtown	1	Downtown
Restaurants on walking trail, so don't have to drive	1	
Create opportunity in light industry	1	
Hotel convention center to serve large events	1	
Get satellite campus of Housatonic Community College	1	
Redevelop brownfield sites	1	
Location and Accessibility		
Revitalize train station area, better marketing	2	Train Station
Create trolley that takes people from train station to downtown	2	Train station <-> downtown corridor
Increase train frequency and extend hours of operation	1	
Town Character		
Marketing to draw people to Derby: highlight transportation hub to get people downtown, capitalize on conversion of two rivers (rafting, kayaking), attract people from NYC by highlighting recreation potential, media campaign	10	
Utilize Opera House, consider giving to Yale	3	Opera House
Increase relationships with colleges (like Yale), bring community college to city, create college campus	3	
Use Green as center point to draw people in	1	Town Green
New focus of town (like Penns Landing in Philadelphia)	1	
David Humphreys House	1	David Humphrey House
Advertise Derby Neck Library	1	Neck Library
Community Activities		
Continue concerts / theatres into winter, inside Sterling Opera house	2	Opera House
Entertainment Center	1	
Halloween Ghost tour if there is one, market it, make it known.	1	
Parking and Infrastructure		
Reform parking requirements to use less land, ensure adequate parking with new developments,	3	

look at Derby Public Library parking lot		
Need parking at theatre, restaurants, long term parking	3	
Parking garages need improvement and locations should be reassessed , incorporate mixed use,	2	
Power generation in Derby, solar	2	
Sell or lease parking garages to private company	1	
Shift Route 34 parking garage to south side with mixed use on the bottom floor	1	Route 34
Local Regulations, Policies, and Support		
We need jobs, highlight “CT Works” training programs, well-paying jobs, like manufacturing	3	
Strategy for vacant buildings, city foreclosures	2	Minerva Street
Incentives for new business and start-ups, phase in taxes for new business	2	
Provide tax incentive for development	2	
Get state involved with development, put pressure on them	2	
Encourage people downtown to fix-up rundown buildings	1	Downtown
Start development on Route 34 corridor where we know buildings won’t go	1	Route 34
Sewage proposal should bring money to Derby	1	
Update zoning	1	
Written plan for store front colors, design	1	
Network better with Valley Chamber of Commerce	1	
More public-private partnerships	1	
Give city land away	1	
Prepare property for developers, like Shelton does	1	

Housing

What’s Good Now?		
Answer	Frequency	Specific Location?
Housing Diversity		
Senior housing opportunities	5	
Have a range of housing types	3	
Some residential areas work well	1	
No workforce housing problem	1	
Nice single family houses	1	
Large quantity of affordable housing	1	
Physical Condition of Housing		
Appearance, architecture of restored houses, historic housing stock.	2	

City is starting to look at the blighted lands	1	
Blight Law	1	
What's Not Working?		
Answer	Frequency	Specific Location?
Housing Diversity		
Too much conversion of single family housing into multi-family.	3	
High housing density (creates other problems)	2	
Too much senior housing and many violate senior housing regulations	1	
Need for housing for professional people	1	
Don't know people in Derby anymore	1	
Regulations for senior housing (young disabled individuals are often housed here as well)	1	
Lack of cohesiveness with housing	1	
No more low-income housing	1	
Not enough owner-occupied	1	
Disconnect between housing development and city planning	1	
Need better communication about the HALO project, residents need to know the plans for the area, deeply affects residents whose homes are involved, they don't know what to do with their homes. Plans need to be clarified.	1	
Physical Condition of Housing		
Rundown/blighted properties (especially multi-family homes)	9	Roosevelt Drive
Absentee landlords	5	
Lack of parking (off and on street) for some houses	4	
Lack of noise ordinance enforcement.	3	
High crime in some neighborhoods	1	
Aluminum siding covers a lot of the housing.	1	
Pre-existing, non-conforming uses	1	
Lighted housing	1	
Housing is not of best quality	1	
Vacant and abandoned properties	1	
Need to integrate or work on communication with East and West side, what can be done to improve cooperation between West side and East side.	1	
Pricing and Financial Aspects		
Dealing with foreclosure properties.	1	
Employment situation leads to housing issues.	1	
Housing is not affordable	1	

Paying more taxes on our homes than other cities in the area	1	
Hard to sell house to next generation due to higher taxes in the city	1	
Those who can buy houses in Derby do not want to because there is nothing in town	1	
Lack of commercial / industrial tax base, puts too much pressure on residential	1	
What Are Some Strategies to Overcome What is Not Working?		
Answer	Frequency	Specific Location?
Housing Diversity		
Add senior housing communities (1 -2 bedrooms) with its own services within (for seniors only)	5	
Moratorium on multifamily housing	3	
The properties that are taken by the city and knocked down, make single family homes to reduce density in certain areas.	3	
Create housing for professional people like townhomes and condos	2	
Mixed-use downtown	2	
Rezone to accommodate density	2	
Add small condo units to Roosevelt Drive to increase tax base	2	
Mimic Southbury Heritage Village (good example of age restricted housing)	1	Southbury Heritage Village
More age restricted housing because if done right, it brings tax dollars and no children	1	
Less senior housing	1	
Tax incentives or breaks for developments	1	
Incentive to draw high-income earners into downtown Derby and Derby itself.	1	
More apartments	1	
Create gated communities	1	
Renovate old factories into condos	1	
Bring in inventive younger people to move in (like in Oxford)	1	
More owner-occupied homes	1	
Differentiate between senior and public housing	1	
Zoning Board of Appeals more selective in what they grant	1	
Hitchcock property (acres of undeveloped land, 150 acres), rezone and put toward housing	1	
Golf courses	1	
Arts district, give to artists maybe tax-free for a	1	

certain time period, then area is turned around and more valuable.		
Avalon properties built around a parking garage so that it is hidden, market rate good apartments.	1	Avalon properties
Reduce high congested area, build up certain areas with good quality houses, mixed use development, near BJs and go to Main Street, and put in semi high rise with businesses with residential on top and green spaces, changing the density configuration to more appropriate places and will help with taxes.	1	BJ's, Main Street
Physical Condition of Housing		
More proactive blight officers	4	
Pressure landlords to renovate their rundown properties (one comment mentioned having the city take over abandoned properties)	2	
Create a downtown business association to focus on improving area	2	
More communication for people about programs that the city offers or state offers to improve some of the houses, expanding the amount of income for people to qualify for incentives or programs to aid in development and renovation of homes.	1	
Home improvements can directly trigger tax increase- tax program should be amended to not include certain home improvements (e.g. energy efficiency)	1	
Resident can waive taxes for the year and then should be required to spend that saved money on home improvement (must be owner occupied and maybe done by lottery)	1	
Take over abandoned homes and turn into parks	1	
Get rid of chain-link fence from south side of Main Street and replace it with same as greenway fence	1	Main Street
Bigger backyard for houses	1	
Pricing and Financial Aspects		
Incentivize residents with transportation passes (live in Derby and receive cheaper transit tickets into cities where citizens work)	1	

ANALYSIS

To better understand the main ideas and themes that the public engagement process participants found most important and to help guide the planning process, Collaborative staff grouped similar comments from all four of the discussion topics into generalized areas of interest/concern under the primary discussion topics. Each lists, in bullet format, any comments generated during the public engagement process that support it. Most of these supportive comments are paraphrased in general terms for purposes of this analysis. The number of times each supportive comment was mentioned is noted in parentheses, and each area of interest/concern includes a bold-faced number in parentheses, representing the total number of its supportive comments.

As a broad view of the process results, this analysis does not and cannot include every comment generated during the public engagement process. Because of comment overlap between discussion topics, Collaborative staff made decisions about how to organize the comments between and within the topic headings. A synthesis of this analysis is available above in the Executive Summary.

Conservation, Green Places, and Recreation

Open Space & Natural Areas

Protect and maintain green/public/open space (44)

- Like access to natural areas: Osbornedale State Park (10), Witek Park (7), Housatonic Watershed (1), Reservoir (1), Telescope Mountain (1)
- Like City Greens (7)
- Like waterfront (6)
- Like Greenway (5)
- Like Public gardens (2)
- Improve pocket parks (2)
- Like Walking Trail (1)
- Shortage of tree-lined streets (1)

Maximize Derby's proximity to two rivers thorough better use and management of these natural resources (12)

- Like access to rivers (1)
- Lack of accessibility (2)
- Reintroduce fish into reservoir and get a fishing pier (2)
- Lack of preservation along waterfront (1)
- Rivers are dirty (1)
- Cutting down trees around river (1)
- Fix boat ramp (1)
- Restaurants on river trail (1)

- Beautify waterfront (1)
- Connect river walks with Ansonia and Shelton (1)

Maintain and provide more opportunities for outdoor activities (22)

- Enjoy outdoor activities (1)
- Kellogg Environmental Center (6)
- Sports Fields: Ryan Field Complex, Bradley Field, soccer field, ball fields, football fields (4)
- Would like to see more park activities (Hiking, Kayaking) (3)
- Education-related opportunities: School playgrounds (1), Irving School Playground(1), Basketball courts near schools(1), School Athletic Facilities(1), The Rec camp (1), Dog Park (1), Yale community rowing (1)
- Would like to see a Nature center similar to the one in Ansonia. (Witek) (1)

Parks and Recreation

Better management of existing parks (28)

- Not happy with lack of maintenance of parks (Witek and Picnic Grove mentioned specifically) (5)
- O’Sullivan’s Island needs a playground, docks and piers, and a cleanup (4)
- Parks are underutilized (3)
- Safety issues involving coyotes and wolves (Witek mentioned specifically) (2)
- Lack of programming at Academy Green (1)
- Recurring issues of park cleanliness (3) and vandalism (1)
- Onopiak building boarded up for years; should become nature center as intended (2)
- Lack of parking at parks (especially Witek) (1)
- Field house degradation (1)
- Cleanup days (2)
- Witek park parking should be open on more than just game days (1)
- Open playgrounds (1)
- Create an urban garden for residents; can serve as an educational tool (1)

Increase recreational options in the City (10)

- Improve Recreation Center offerings, including more indoor basketball courts, community pool, indoor pool, and a track with painted lanes (5)
- Improvement of sports in Derby (1)
- Need to harmonize formal and informal sports; need to fit all of the games in. There is limited facility space for the amount of recreational sports and activities going on (1)
- Need to promote the boathouse, good recreation for youth. (1)
- School fields do not have enough access (2)

Add better park amenities to improve user experiences (4)

- More water fountains (1)
- Benches on the walking trail (1)

- Places to relax on the walking trail (1)
- Children's playgrounds (1)

Better publicize and promote Derby's parks and natural areas (21)

- Lack of marketing of parks (1)
- The beautification of Greenway and clean up, maybe planters and pots, instead of planting into the dirt. Needs more green shrubs and vegetation along the path so that it looks and feels more like a Greenway, plaques and boards for educational purposes (9)
- Advertise the Kellogg Environmental Center more (2)
- Preserve and enhance the entrance into Derby (1)
- Mix beautification with technology (example self-guided tour of greenway, web publicity and interactivity) (2)
- Create scenic river overlook on Route 34 (1)
- No trails / park maps / pamphlets (2)
- Change branding to something more historic rather than "smallest city in the state" (1)
- Fund/sponsor with "in memory of" much like 911 brick payment (1)
- Have a 911 memorial (1)

Improve planning for park management and access (20)

- Connect greenway with downtown; connect parks and town center (4)
- Regionalize some aspects of recreation management with Ansonia and Shelton (3)
- Lack of conservation or open space plan (1)
- Lack of follow through on 2002 planning document (2)
- Clarify communication (2) and governance structure (2) for parks and recreation and public works, seems to be overlap (1), questions remain about responsibility for maintaining fields (1)
- More direction for fields and city parks (1)
- Reevaluate investment in open space – do we have too much for smallest city in Connecticut? (1)
- Lack of parking at Colonial Cemetery (1)
- Ten-year plan for parks and recreation should be analyzed to determine what has been done and what still needs to be done (1)

Environmental & Natural Resource Management

Manage stormwater through green infrastructure and wetland protection (3)

- Incorporate green design into stormwater regulation and landscape protection (1)
- Stormwater management (1)
- Protect wetlands (1)

Strengthen and enforce local environmental regulations and policies (8)

- More enforcement on cleaning up pet waste (2)
- Like Hines Farm and its protection (1)
- Continue efforts like volunteer-led cleaning project throughout town (1)

- Recycling (1)
- Better enforcement of land use regulation (1)
- Solar power generation in Derby (2)

Public Works, Infrastructure, Transportation, and Public Services

Sewage Infrastructure and Management

Improve sewage management, including by coordinating sewer improvements with other projects (8)

- The infrastructure for sewer project is good (2)
- There is a sewer issue in Derby (2)
- Sewer improvement should be coordinated with Route 34 redevelopment (1)
- Look into the Ansonia sewer system (1)
- Water/sewage/drainage/flood control needs updating (1)
- Sewer lines need upgrading on south side of Main Street (1)

Redirect sewer plant and trucks away from redevelopment areas (4)

- Sewer sludge trucks will go through planned redevelopment area (1)
- Sewer plant is near the redevelopment area (1)
- Redirect sewer trucks away from the redevelopment areas (1)
- Sewage treatment plant hurts development (1)

Waste Collection

Improve waste collection; provide different sized garbage and recycling bins and provide more information about waste removal options (9)

- Some residents like the large trash cans and service (3)
- Provide trash and recycle cans that can be moved easily (2) and that can be lifted by trucks with forklifts (1)
- Not everyone has garbage cans (1)
- The City should create a limit on the amount of garbage that can be put out in order to not mess with the trash service (1)
- Provide free garbage collection, bulk pickup, and brush pickup (1)

Enhance recycling options (8)

- Single stream recycling (like Shelton) (3)
- Increase curbside recycling (2)
- Residents like that recycling is picked up every week (1)
- Want more recycling done by the City (1)
- Bigger recyclable containers (1)

Increase and improve waste collection (6)

- Garbage pickup at 6:30 am is too early (2) and pickup is too loud (1)
- Garbage collection crews are sometimes late to arrive (2)
- Need more than one hazardous waste removal once a year or educate the public on where you can deliver it yourself (1)

Street Infrastructure and Traffic

Maintain and replace degraded or outdated street infrastructure (14)

- Fix broken traffic signals (4) (In particular, the stop sign near St. Michael's School)
- Fix the potholes in the roads (3)
- Maintain and clear street drains, particularly those downtown (2)
- Some residents like the well funded road improvements through the City's road bond project (2)
- Some of the speed bumps are too high and need repairs (1)
- Update speed limit signs (1)
- Road behind BJs needs a name (1)

Strategically plan snow removal and street cleaning (12)

- Create alternative side parking so that cars are forced to move while snow and/or dirt is cleared from the side of the roads (5)
- Some residents feel that current snow removal is good (3)
- Residents like that City does not have to plow Route 34 (1)
- Residents do not like how side streets are not plowed (1)
- Ice and snow mounds near Route 34 cause people to unsafely stand on the ice or on the road (especially while waiting for the bus) (1)
- Streets are often dirty (1)

Improve Route 34 appropriately (6)

- Expand Route 34 by creating more lanes (2), widen the lanes, or even make one-way streets (1)
- Nothing is happening with Route 34 expansion (1)
- Make Route 34 towards Route 84 a scenic highway (1)
- Too many engineering studies (1)

Increase connectivity between streets and highways (3)

- Connect Pershing Drive with downtown (1)
- Create a northbound entrance on Route 8 from Chatfield Street (1)
- Construct toll booths on roads (1)

Improve traffic congestion and safety (16)

- Traffic is bad along Routes 8 and 34; Elizabeth & Main, Water & Main, Olivia & Main streets; near Shoprite (8)
- Traffic safety is an issue along Route 8 North (2)

- Create a traffic study to better understand impaired traffic flow (1) and reevaluate where to locate stop signs and lights (1)
- High Street is too narrow, some traffic issues (1)
- Install a stop sign or light at Water & Caroline St intersection (1)
- Better police patrol on Anson Street (1)
- Like courteous drivers along Route 34 and Minerva Street (1)

Parking

Increase parking availability, especially to support downtown businesses (22)

- Parking issues (3)
- Residents feel there is a lack of parking downtown and near the Train Station. They believe this is hurting small businesses (8)
- Need parking for restaurants, long term parking (2)
- The City should narrow the sidewalks to allow angled parking (2)
- Many parking spaces are used by the courthouse (1)
- Not enough handicap parking downtown (1)
- Better utilization of parking between Factory Street and Caroline Street (1)
- Need parking at theatre (2)
- Look at Derby Public Library parking lot (1)
- Improve efficiency of parking, utilize vacant properties to implement parking (1)

Improve parking garage (15)

- Garage needs improvement (2)
- Incorporate mixed uses in parking garage (1)
- Shift Route 34 parking garage to south side with mixed uses on the bottom floor (1)
- Residents like the location and usability of parking garage (3)
- Location should be reassessed (1)
- There are safety concerns with the parking garage (2)
- Abandoned cars in garage (1)
- Create signage to increase awareness of parking garage (especially for courthouse users) (3)
- Provide street map overview at the exit of main parking garage (1)

Improve metered and regulated parking (10)

- No need for meters (2)
- Some residents do not like metered parking (2), but if meters exist, they should accept both credit cards and quarters (3)
- Outsource all parking (even metered parking). Give it away to a private developer (including 1st, Caroline Street, downtown parking garage, and all downtown parking spots) (1)
- Sell or lease parking garages to private company (1)
- Limit downtown parking to two hours (1)

Reassess off-street parking requirements in zoning (3)

- Ensure adequate parking with new developments (1)
- Reform parking requirements to use less land (1)
- Parking requirement takes up too much land (1)

Pedestrian and Bicycle Infrastructure

Add more sidewalks and fix existing sidewalks (20)

- Bad sidewalks (quality, quantity, and connectivity), particularly in the following areas: Irving School area; Courthouse; town green; Main, Elizabeth, Sodom, and Olivia Streets (14)
- Like the sidewalks that connect different city centers (particularly Hawthorn Street) (2)
- Stairway from Caroline Street to the water needs repairs (1)
- Like the trolley tracks in the sidewalk (1)
- Too much burden on the private land owners to maintain sidewalks (1)
- Lack of sidewalks cause some kids to walk on the road (1)

Improve the pedestrian experience (12)

- Lack of crosswalks throughout town, and some need to be better (5)
- Add permanent poles where cones exist and flashing lights for pedestrians (4)
- Derby is not a good experience for pedestrians (2)
- Replace the chain-link fence from south side of Main Street, and put in a fence similar to the greenway fence (1)

Increase number of pedestrian trails throughout the City (3)

- Need for more trails to walk dogs (1)
- For path that is fenced off to parking of Shoprite area: the path should be opened up, the fence should be removed, and path should be cleaned up to promote access to the Shoprite area. (1)
- Maintain current trails (1)

Improve bicycle lanes and trails (2)

- There is a lack of encouraging bicycle transportation (1)
- Extend bicycle trail and/or provide off-street bicycle lanes (1)

Transit Accessibility

Improve access to trains, perhaps through a trolley system that transports passengers between the Train Station and downtown (19)

- Like the Train Station (1)
- Derby is the center of many transportation options, including the train (8)
- Like the proximity to downtown (1)
- Don't use transportation hub to get people downtown (2)
- Poor rail access to downtown (4)

- Create trolley that takes people from downtown to Train Station (2)
- Join railroad system to Waterbury corridor (1)

Improve train station, schedule, and routes (19)

- Unknown train schedule (6)
- Train timetable is infrequent (4)
- Need better train and bus schedule and better advertisement of schedule (5)
- Waterbury line needs better schedules (1)
- Need a train that starts in Waterbury and gets to NYC Grand Central by 6am (a direct train without transferring or semi-express for the first train in the morning) (1)
- Train is insufficient; the station is blighted and lacks lighting (2)

Improve the bus schedule and routes (12)

- Poor bus routes (no bus in Huntington for example) (4)
- Bus unreliable and inconvenient (2)
- The F bus could loop into Wal-Mart (both ways) instead of passing by and making people cross the busy street. (2)
- There needs to be an express bus to New Haven (2)
- Like senior pickup (1)
- Provide a trolley system to create a loop in town (1)

Make the bus more affordable (3)

- Seniors who live alone need to get to the hospital or around town. The City should provide cost-efficient transportation for these seniors (2)
- \$8 round trip on transit is expensive (Valley Transit) (1)

Build more and safer bus stations and stops (3)

- Bus stops cause people to stand in the road (1)
- Too much reliance on developers to make bus stations (this has resulted in little construction progress) (1)
- Provide covers over bus stops (1)

Community Centers and Programming

Support and improve existing community centers and associated programming (22)

- Residents enjoy the following community centers and amenities: libraries (4), senior center (4), opera house (4), Kellogg Environmental Center (2), town center (2), and Valley Arts Council (2)
- Need better community center (2)
- Community center is expensive (1)
- Generate City revenue through a large-scale rental space, like a banquet hall, owned by the City (1)

Improve Senior Center accessibility (10)

- Like Senior Center (1)
- Want to see improvement in Senior Center (1), such as access to a convenience store (1)
- Make a single-story Senior Center (1) with better parking options (1) for overall accessibility (1)
- Provide more opportunities at the Senior Center, like a larger bingo hall (1) and slot machines (1)
- Connect Senior Center with Community Center (1)
- Seek funding for a new Senior Center. City needs a tax base, needs to look into grant opportunity for State or Federal funding (1)

Support volunteerism in and for the City (6)

- Current volunteer services are good (2) but should incorporate an "adopt a spot" program (2)
- Volunteer services need to be supported with equipment that they need (1)
- Create a city-run organic farm where residents can volunteer (1)

Promote social services for families and youth (7)

- Get a Planned Parenthood office in the City (2)
- Allow residents under the age of 18 to access the recreation center (1)
- More daycare facilities and similar services (1)
- Provide more support services for 18-25 year olds (2)
- More career and college counseling in schools (1)

Schools

Improve school management; evaluate whether the school system should be regionalized or downsized (17)

- Need for a better school system (not rigorous enough) (7)
- Regionalize education because of low population/few people send their children to Derby schools (2), downsize the school administration (2)
- The new middle school is good (1) and schools are improving in the City (2)
- Some feel the schools are adequately funded (2)
- Derby pays for its own school system, and this is a burden (1)

Public Works and Services Generally

Maintain City infrastructure and finish municipal projects that have stalled (7)

- Electricity downtown is unreliable (2)
- Finish municipal projects because too many are going on at the same time (1)
- Deferred maintenance increasing (1)
- Street lights often don't work (1)
- AT&T fiber optic boxes are continually vandalized (1), so paint them black just like the ones on Pershing Drive in Ansonia (1)

Maintain good public services but consider regionalizing or consolidating them with nearby municipalities to lower costs (20)

- Like post office, courthouse, motor vehicle center (3)
- Like medical care and Griffin Hospital (3)
- Like Griffin Hospital's health & wellness programs (5), including the cancer center (2)
- Too many fire houses (2)
- Public Works does good job, especially considered they are underfunded (2)
- High taxes on public services purchased at retail value (1)
- Better communication with state about joint issues (1)
- Sewer plan should be coordinated with Seymour & Orange, and Derby should be getting something in return for this service (1)

Increase communication with residents and greater community (3)

- Like the Derby Website (1)
- A unified political party to do things – better communication and collaboration to fix Derby. Need to work together, not against one another (1)
- Letter out to Derby citizens every couple months about what is going on in the city (1)

Find new funding opportunities and use current funds wisely (3)

- Favors are given by boards for developers with money, not people who live in town (1)
- Build more connections and funding opportunities with higher education centers (1)
- Sewage proposal should bring money to Derby (1)

Commercial Development and City Centers

Type and Quality of Commercial Development

Facilitate a diversity of appropriate retail, food, and service establishments, such as shopping and restaurants, to meet residents' needs in Derby (61)

- Participants see a great need for more shopping downtown, with small shops and more retail, such as a shoe store, outlet stores, and a pet store (15)
- Some participants like a handful of small scale shopping options (2), but participants generally agree there are not enough and that Walmart doesn't cut it (4)
- Like the restaurants (4) that are in town: Bakery (3), Archie Moore's (2), Pizza restaurants (2), Panera, Mattie's, Twisted Vine, 500 Degrees, River Deli
- See a need for many more restaurants (12), such as more ethnic food and family-oriented restaurants
- Outdoor cafes and coffee shops (3)
- Restaurants along walking trail so people can walk (1)
- Would like to see a bank downtown (1)
- Some people like the big box stores like Walmart (2), Lowes (2), and Home Depot
- Some participants would like to see more organic options (4)

- Like access to Aldi's (1)
- Unified, shared kitchen space (2)
- Some businesses should not be able to establish in Derby, for example, tattoo parlors and strip joints (1)

Create entertainment or other destinations downtown to attract consumers (27)

- Not enough entertainment (14); entertainment options include a movie theater (3), dance studio, night club, hookah bars, arcade, bowling alley, bookstore, night activities, and indoor skateboarding
- In addition to entertainment, more activity destinations are needed, such as an art studio, art space, crafts (4)
- Create new focus of town (Like Philadelphia's Penns Landing) (1)
- Get satellite campus of Housatonic Community College (1)
- Increase relationships with colleges (like Yale), bring community college to city, create college campus (3)
- Hotel convention center to serve large events (1)

Create more office and light industrial space (3)

- Lack of office/industrial space (1), especially downtown (1)
- Create opportunity in light industry (1)

Location of Commercial Development

Maintain and focus future commercial development in downtown and around Train Station (31)

- Like the central, downtown location of the town center (15) and municipal facilities (2) and see opportunity for expansion there (3)
- Great potential of Derby's location along major thoroughfares, along two rivers, and the train station but see room for improvement (2)
- South of Main Street is small but a promising location for development (4)
- Downtown Derby used to be a strong community and it can return to this (1)
- Revitalize train station area and improve marketing (2)
- Would like to see train station shops, like the breakfast food options in Westport (2)

Facilitate development or revitalization of underutilized resources (18)

- Development on the river, including food trucks, small retail stands, food, (like harbor in Bridgeport) (6)
- Opera house represents a great opportunity (3)
- Enhance the Sterling Opera House: use it as an opera house or a museum (2) and provide more tours (1)
- Consider giving opera house to Yale (3)
- David Humphreys House (1)
- Derby Neck Library (1)
- Redevelop brownfield sites (1)

Improve code enforcement for and help revitalize dilapidated buildings (13)

- Too many absentee landlords, and not enough enforcement against dilapidated buildings (9), including the concrete plant, old Hull Dye factory, Lifetouch building
- Failed development plan 15 years ago preventing downtown cleanup (1)
- Encourage repair of buildings downtown (2)
- Create code for storefront colors, design (1)

Community Activities

Continue to support and expand community events (17)

- Need better calendar of events (3) because downtown feels dead (particularly on Main and Elizabeth streets) (2)
- Need more events in town for all ages (2)
- Increase number of City fairs or festivals (1)
- Farmers market (2)
- Halloween Ghost Tour (1)
- Summer concerts on the Green, but what about year round opportunities (2), consider moving to Sterling Opera House (2)
- Cleanup days (1)
- Like the fireworks (1)

Commercial Development Policies

Adopt policies to attract and support businesses that will create jobs (28)

- Market Derby as a destination (10); attract people from NYC by highlighting recreation potential (1)
- Promote commercial development in Derby in order to attract more people (1)
- City entrance facades lacking (1)
- Underutilization of open space is a great opportunity (1)
- To attract jobs, highlight “CT Works” training programs for well-paying jobs, like manufacturing (1)
- Provide tax incentive for development/new businesses, such as incentives for new businesses and start-ups; phase in taxes for new businesses (1)
- Get State involved with development; put pressure on them (1)
- Create a place where a person can learn, develop, and market (like a business incubator), like the Artisan’s Asylum in Somerville, MA. (3)
- Work with private developers to increase economic development: more public-private partnerships (1), give city land away (1), prepare property for developers, like Shelton does (1), let developers take over area near river across from senior citizen home (2)
- Network better with Valley Chamber of Commerce (1)
- Adopt policies to improve morale: lack of pride in service and business (1), unhappy crowd that visits courthouse (1)

Maintain and promote Derby's unique character (6)

- The town green is attractive (2)
- Derby has the only cobblestone street in the Valley (2)
- Derby is a great place for a stroll (1)
- Derby has charming village type area (1)

Coordinate Route 34 expansion with commercial development goals (7)

- Route 34 expansion ambiguous timeline hurts business and deters investment (5)
- Route 34 through center of downtown is a problem (1)
- Start development on Route 34 corridor where we know buildings won't go (1)

Housing

Housing Types/Uses

Provide more senior-only housing opportunities as appropriate (16)

- Add senior housing communities (1 -2 bedrooms) with its own services within (for seniors only, mimic Southbury Heritage Village) (8)
- Like current senior housing opportunities (5)
- Some of the current senior housing violates senior housing regulations (young disabled individuals are often housed here as well) (2)
- Less senior housing (1)

Provide more housing options, such as multifamily residences, for young professionals (8)

- Create housing for professional people like townhomes and condos (4), particularly on Roosevelt Drive (2)
- Create more apartments (1)
- Renovate old factories into condos (1)

Reduce multifamily housing (15)

- Create a moratorium on multifamily housing (4) and replace abandoned and knocked down housing with single family housing (2)
- Too much conversion of single family housing into multi-family (3)
- Other residents believe Derby has a good range of housing types (3)
- Too much high housing density (2)
- Like the nice single family houses (1)

Encourage more owner-occupied housing and high-income households (9)

- Many absentee landlords in town (5)
- Encourage more owner occupied homes (2)
- Create incentives to draw high-income earners into Derby, downtown Derby and otherwise (1)

- Create gated communities (1)

Create mixed-uses with housing (7)

- Appeal of mixed-use residential and retail (4)
- Provide mixed-uses downtown (2)
- Reduce high congested area, build up certain areas with good quality houses, mixed use development near BJs and go to Main Street, and put in semi high rise with businesses with residential on top and green spaces, changing the density configuration to more appropriate places and will help with taxes. (1)

Housing Revitalization

Adopt policies to help remediate abandoned and distressed housing (28)

- Many rundown/blighted properties (especially multi-family homes along Roosevelt Drive) (9)
- Housing quality is poor in some areas (1) and many are vacant or abandoned (1)
- Aluminum siding covers a lot of the housing and this is not good (1)
- City does not deal with foreclosure properties well enough (1)
- Like the appearance and architecture of restored houses (2)
- The City is starting to look at the blighted lands and this is good (2)
- Increase the number of proactive blight officers (4)
- Pressure landlords to renovate their rundown properties (1), have the City take over abandoned properties (1)
- Take over abandoned homes and turn into parks (1)
- Tax incentives for home improvements (2)
- More communication for people about programs that the city offers or state offers to improve some of the houses, expanding the amount of income for people to qualify for incentives or programs to aid in development and renovation of homes. (1)
- Create a downtown business association to focus on improving area (1)

Planning and Zoning for Housing

Plan and zone for appropriate housing types and densities throughout Derby (8)

- Disconnect between housing development and city planning (1)
- Lack of cohesiveness with housing (1)
- Some residential areas work well (1)
- Update zoning (1)
- Rezone Hitchcock property (acres of undeveloped land, 150 acres) and put toward housing (1)
- Rezone to accommodate density (2)
- Zoning Board of Appeals should be more selective in what they grant (1)

Housing Affordability

Provide cheaper housing options and financial incentives to live in Derby (8)

- Rental costs are too high (1)
- Housing is not affordable (2), largely due to high taxes (2)
- Lack of commercial / industrial tax base, puts too much pressure on residential (1)
- Incentivize residents with transportation passes (live in Derby and receive cheaper transit tickets into cities where citizens work) (1)
- Provide tax incentives or breaks for developments (1)

CONCLUSION

The City of Derby Planning and Zoning Commission can use the Derby POCD Public Engagement Report as a guide for future planning and development. The report highlights the City's assets, issues, and potential strategies as expressed by its residents. Further, the report captures residents' and stakeholders' planning priorities and ensures that participants feel their voices were heard and reflected in this document.

Derby wants yOUR input!

*We want to know your vision for the community
to help us design a plan for a better tomorrow*

What's Happening?

In the next few months, the City is updating its Plan of Conservation & Development, which describes the community's current conditions and provides a blueprint for future growth and preservation.

Why Participate?

This is a great way to voice your opinion regarding the things you care about. We need to know the priority issues, assets and challenges facing the City.

Come Out to Share YOUR thoughts on:

- Problem Properties & Vacant Lots
- Commercial Development
- City Center
- Train Station, Roads & Sidewalks
- Recreation & Entertainment
- Housing Needs

Where to Participate?

Sun, March 15 th	1:30 pm	Kellogg Environmental Center <i>FREE Nature program for children 8+. Please have children dressed for outdoor activities.</i> 500 Hawthorne Ave <i>Food Provided</i>
Thur, March 19 th	6:30 pm	Archie Moore's 17 Elizabeth St <i>Food Provided</i>
Wed, March 25 th	6:30 pm	Grassy Hill Lodge 77 Sodom Lane <i>Food Provided</i>

Discover Derby

Charting the Course to Community Prosperity

APPENDIX B

APPENDIX B

Appendix B contains the list of organizations from which the Collaborative and City staff solicited help in advertising the public engagement process. Additional outreach was done independently by Collaborative and City staff members. This list may not reflect all solicited organizations.

Community Health Resource Center

Connecticut Post

Derby Cultural Commission

Derby High School

Derby Historical Society

Derby Neck Library

Derby Public Library

Derby Public Schools

Derby Senior Center

Derby-Shelton Rotary Club

Edge Fitness

Electronic Valley website

Elks Lodge

Greater Valley Chamber of Commerce

Griffin Health Center

My First 8 years

New Haven Register

Spooner House

St Mary's Church

St. Mary-St. Michael School

St. Michael's Parish/Church

Sons and Daughters of Italy

The First Congregational Church

Valley Community Foundation

Valley Gazette

Valley Independent Sentinel

Walnut Hill Community Church - Derby Campus

Young Emerging Professionals

VALLEY INDEPENDENT SENTINEL

Last Update: Jun 9, 2015 10:43 AM

Live In Derby? Have An Opinion? Show Up For This Forum

BY **Eugene Driscoll** | COLUMN | MAR 10, 2015 11:35 PM
([Commenting has expired](#)) | [E-mail the Author](#)

POSTED TO: [Derby](#)



Tiffany Zezula, of Pace University's law school, at a public engagement meeting in New Castle, N.Y. Photo courtesy of NewCastleNow.org.

The first of a series of discussions about Derby and its future is scheduled for 1:30 p.m. Sunday, March 15 at the Kellogg Environmental Center on 500 Hawthorne Ave.

OK. Here's the thing . . .

. . . The vast majority of you are going to read the next paragraph, and then go back to streaming House of Cards on Netflix.

Derby is updating its plan of conservation and development. It's a document that guides Derby officials — particularly the city's Planning and Zoning Commission — when making decisions related to land use.

Yes, this post is trying to convince you to talk about a municipal land use planning tool on your day off.

BUT WAIT.

The Plan Of Zzzz

Despite its government-speak name, the plan of conservation and development is an important advisory document. It's supposed to spell out, generally, the types of development you want to see in Derby.

If 5,000 people show up Sunday screaming "we want a nickel slots casino to replace the former Derby Cellular Products on Roosevelt Drive," the plan would include that information. Then, down the road, the city could, theoretically, change the zoning at the property to allow a nickel slots casino in Derby.

I live on Hawthorne Avenue in Derby and this is my chance to weigh in on some things that need improving, particularly in terms of land use.

Unfortunately I can't attend Sunday's forum, but feel free to steal my list.

One Guy's Wish List

We need walkable sidewalks (minus piles of broken glass) from Roosevelt Drive into downtown Derby. West Derby is cut off from downtown Derby. It's not walkable, especially at night.

We need to rezone Roosevelt Drive's under-utilized industrial properties along Park Avenue with something that works (other than truck storage, or illegal encroachments into residential zones).

We need to consolidate the Irving and Bradley schools, or at least do an impartial study of the issue.

We need at least a partial resurrection of the old "HALO" plan to reduce density in the area of Hawkins and Anson streets.

We need to keep tearing down abandoned properties and replace them with playgrounds or "pocket

parks," because Derby has neither.

We need [better train service](#).

Other Dates

If, like me, you can't make Sunday's meeting, the city has scheduled two additional forums this month:

Thursday, March 19

6:30 p.m.

Archie Moore's

17 Elizabeth St.

Wednesday, March 25

6:30 p.m.

Grassy Hill Lodge

77 Sodom Lane

Whaddaya Say?

A key to all this, of course, is whether the public actually shows up and talks about Derby.

You have my two cents above. Use Sunday's meeting to offer yours.

Towns and cities are required by the state to update the plans every 10 years. Derby updated its plan in 2002.

The document is posted on the Electronic Valley. [Click here to read it](#).

I hate to step on toes — but it is not an impressive document. It's a vanilla read, full of generic statements (although it does harp on the need for improvements to the city's sewer infrastructure, which Derby residents committed \$30 million to last year).

Hopefully, the updated plan has more "oomph," because these forums are a waste of time if the public is ignored.

But the city is taking steps to make sure that doesn't happen.

The Facilitators!

This week I talked to Tiffany Zezula. She is the deputy director for the [Land Use Law Center at Pace University's law school](#) in White Plains, N.Y.

She will be one of the land use professionals "facilitating" the upcoming forums. Meaning — she'll help pull all our random thoughts into some type of cohesive form.

The forums will lack the stuffiness of a formal government public hearing. For the one scheduled Sunday at the Kellogg Environmental Center, there's even a nature program planned for kids 8 years old and up (dress them for outdoor activity).

Zezula said small group discussions will be held to get people talking.

"There will be small breakout sessions that will have professional facilitators that all have backgrounds in land use and planning," she said.

"We'll have people rotate around to different stations to discuss different topics, whether it be housing, commercial centers, transportation. The facilitators will ask people questions about what they like currently about Derby, what things they would like to see changed, or issues that should be addressed."

Those observations and statements will make their way into a public engagement report. Pace Law land use gurus did the same thing in New Castle, N.Y. in northern Westchester County. The document was 300 pages long. [Click here to read about it](#).

Mayor Anita Dugatto said the top priority is simply to get people talking about Derby. What they like, what they want to improve, and suggestions as to how to get there. Dugatto said the forums are being held outside Derby City Hall with the hope people will be more comfortable sharing their thoughts.

"You're usually at a restaurant when you're discussing things like 'I wish Derby had this type of store,'" Dugatto said. "It's a casual conversation we're trying to promote. It's not a lecture. It's a conversation."

Marjorie Shansky, the lawyer for the Derby Planning and Zoning Commission, said the city expects to have a draft of its updated plan of conservation and development completed by July.

Comments

There were no comments

Discover Derby

Agenda

On behalf of the City of Derby, the Planning and Zoning Commission, and the members of the Plan of Conservation and Development Steering Committee, we thank you for attending! This evening is a great way to voice your opinion regarding the things you care about. We need to know the priority issues, assets and challenges facing the City in relation to its land use patterns, including problem properties and vacancies, commercial development and City Center revitalization, transportation, recreation and entertainment, and housing needs. Updating the Plan will provide a blueprint for future growth and preservation. We look forward to hearing your comments.

6:30 pm	Registration and Sign-in
6:45 – 7:00 pm	Welcome and Overview <i>Mayor Anita Dugatto</i> <i>Marjorie Shansky, Attorney to Planning & Zoning Commission</i> <i>Tiffany Zezula, Pace Law School, Land Use Law Center</i>
7:10 – 7:30 pm	Round I: Conservation, Green Places and Recreation
7:30 – 7:50 pm	Round II: Public Works, Infrastructure, Transportation and Public Services
7:50 – 8:10 pm	Round III: Commercial Development & City Centers
8:10 – 8:30 pm	Round IV: Housing
8:30	Closing Remarks

Discussion Topics

*This evening, you will discuss four various topics below. Facilitators will ask questions in regards to that topic. The topics and an explanation of each are below. Also, below are the questions that we will be asking you during the facilitation in regards to these topics. 3x5 cards are available, if you would prefer to make written comments. We ask that everyone **please follow the Ground Rules** posted.*

Commercial Development and City Centers: *The Commercial Development and City Centers topic provides the framework for discussing the quality and character of the economic centers in the City, both present and future. The topic includes economic development, jobs, and needed tax revenues.*

Conservation, Green Places and Recreation: *This topic refers to the City's natural environmental features, including topography, scenic resources, ridgelines, wetlands, parks, open space, sustainability, habitats and the connections among them, including those needed to provide maximum benefits to the community. It includes passive/active recreation.*

Public Works, Infrastructure, Transportation and Public Services: *This topic refers to the roads and streets in the City, public transportation, paths and sidewalks, traffic signals and the need for accommodating a variety of methods of moving people and goods into and throughout the community. It also includes other infrastructure improvements including cellular communication facilities, cable, electricity, water, sewers, drainage, flood control and other utilities. Lastly, this topic refers to City-provided services, such as senior services, library, building permits, garbage collection, recycling, schools and educational facilities.*

Housing: *This topic refers to the housing needs of both City and the region. This includes housing choices and housing types needed to accommodate the needs of the current and future residents of the City including seniors, young households, workers, City employees and volunteers, and others in the region searching for suitable housing.*

Questions

For each of the following topics, consider the following questions. We need to know the priority issues, assets and challenges facing the City in relation to its land use patterns.

What's good now?

What do you like?

What should be maintained?

What's not working?

What do you dislike?

What needs to be changed?

What are some strategies to overcome what is not working?

What new things can we do to make it better?

What opportunities are there?

Where can we make these opportunities happen?



1

For more information or to take our survey check us out at either
<http://electronicvalley.org/derby> or visit our new homepage at www.derbyct.gov

March 15 – General Public

Conservation, Green Places, and Recreation

What's working now? What should be maintained? Positive.

- Open space - the Kellogg Nature center. Great place for kids to learn.
- Witek park
- Osbornedale State Park
- The green walk
- The dog park
- Opera house and its historical preservation
- Waterfront and river
- Greenway
- State Park
- Public Garden
- Witek Park (fields, trails)
- Ryan Field Complex, Bradley Field, and adjacent fields.
- City Greens
- O' Sullivan Island

What's not working? Issues.

- Need to preserve the waterfront
- Need to preserve and enhance the entranceway into Derby
- Storm water management
- Need for more pocket parks
- Lack of maintenance at Witek Park (the fields are maintained but not the rest of the property, about 1/3 not maintained.)
- Witek park safety issue involving coyotes and wolves
- Downtown Birmingham Green is under utilized
- Environmental issues at O'Sullivan Island
- Nothing at the academy green, there isn't any parks or recreation there
- Picnic Grove that is rented out to various groups needs maintenance

Strategies.

- Waterfront or river should be developed in order to attract people into Derby
- Extend greenway to waterfront in order to draw people across the bridge
- Strengthen environmental regulations along waterfront
- More green designs through storm water regulations and landscape protection
- Make it easier to use the Birmingham Green, create a pamphlet with directions to use the Green.
- Use website to market and put information up for residents

- Control the lighting at the Green
- Use of Elizabeth Street and Main Street area to bring people to the Green
- Create an urban garden for residents, and can act as an educational tool as well. Community used and organized, organic garden.
- O'Sullivan's Island needs a playground, docks and piers, making better use of O'Sullivan Island.
- Beautification of the Greenway
 - needs more green shrubs and vegetation along the path so that it looks and feels more like a Greenway
 - plaques and boards for educational purpose
- Educational plaques and boards throughout Derby
- Extend cleanup effort on Derby Avenue
- The beautification of Greenway and clean up, maybe planters and pots, instead of planting into the dirt.
- Clean up garbage on the Greenway- Derby cleanup day, get schools involved and local residents.
- River Cleanup from South division and south
- Look at other areas for shrubs and trees
- Green side of the Greenway - plant wild flowers and lavender things that don't need maintenance like current grass cutting.
- Mix beautification with technology, QR codes, and make self-guided tour for Greenway, fields, history, work with Valley Arts Council. Maybe granite QR codes to bring history alive. Use history like the cemetery and David Humphry house with the tour. History should be captured, not just for residents, but for tourists too
- Parking for the colonial cemetery, and make it walkable (this can give better access)

Public Works, Infrastructure, Transportation and Public Services

What's working now? What should be maintained? Positive.

- Free garbage collection, bulk pickup, and brush pickup
- Landfill is cleaned up
- Schools are improving
- Two good libraries in town
- Senior Center
- A solar field development is planned for landfill
- Griffin hospital's health & wellness programs
- New sewer project
- Road bond project

- Public works department is proactive
- Central location in region
- Like the large trash cans and service
- Volunteer services
- Parking garage, location is good, it is central, the parking garage helps and is a necessity
- Waterbury train coming through, buses to New Haven, buses to Bridgeport.
- Directly on 34, close to 84, location of Derby is central and has good public transportation, train to Grand Central is valuable.
- Arts Council, Art Studio
- Opera House- has been photographed, and published on flickr.com
- Have a very active recreation for children and others, there are large basketball and other programs
- The yearly fireworks
- Remarkable courtesy of people on route 34 when trying to turn onto it by Minerva, people stop to let you on

What's not working? Issues.

- Need for a community center, no gathering place for community
- Need better publication of city events
- Need more events in town
- Need for more inclusive events for all ages
- Zoning changes and building permits are being given in residential areas that are increasing in density
- Favors are given by boards, where favors are for developers with money, not people who live in town
- Need for more recycling
- Some intersections need better crossways
- Train commuters need better sidewalks and crossways
- Finish municipal projects because too many are going on at the same time
- Need for more trails to walk the dog
- Need for a better school system
- Traffic safety
- More lanes needed along Rt. 34
- Traffic is horrible downtown - Elizabeth & Main, Water & Main, Olivia & Main
- Not a good experience for pedestrians
 - No crosswalks
 - Bad sidewalks near Irving School area
 - No connectivity of sidewalks
 - No sidewalks from train to downtown
 - Need for better signage
- Takes too long to get out of town when driving
- Garbage pickup is too early (6:30 am too early)

- Waterbury line needs better schedules
- Parking is hurting small business owners
- Lack of parking
- Not a fan of quarter parking meters
- Need to promote the boathouse, good recreation for youth
- Need to harmonize formal and informal sports, need to fit all of the games in, there is limited facility space for the amount of recreational sports and activities going on
- Snow plowing wasn't good this year
- Highest electric rates in the country, water is expensive, gas is expensive, phone company – expensive to live in Derby- much higher to run appliances than national standards
- Traffic pattern by Shoprite, the northbound entrance is an issue
- Crosswalks should be more noticeable by courthouse and the Greens
- Stairway from Caroline to the water needs repairs
- Drivers do not regard crosswalks, cars go too fast, don't stop for pedestrians
- Rt. 8 going north, no view of oncoming traffic and is dangerous

Strategies.

- Create up-to-date community center
- Children's museum / education center
- City fairs or festivals
- Extend bike trail and/or provide off-street biking
- Tighter regulations on building permits and zoning changes
- Increase curbside recycling: should take advantage of single stream recycling
- Later pick up time for recycling
- Sidewalk and crosswalk improvements
- Maintain trails
- Community center classes / better calendar of classes (like the hospital)
- Expand Route 34 (more lanes, widening of lanes, or make one-way streets)
- Stop sign/light at Water & Caroline intersection
- Improved sidewalk system
- Sewer improvement should be coordinated with Route 34 redevelopment
- Sewer plan should be coordinated with Seymour & Orange, and Derby should be getting something in return for this service
- Volunteer services need to be supported with equipment that they need.
- Limiting the amount of garbage that can be put out to not mess with the trash service
- Stairway from Caroline to the water needs to be enhanced, cover with Plexiglas, solar lighting maybe Eagle Scout project
- Path that is fenced off to parking of Shoprite area, the path should be opened up, the fence should be removed and path should be cleaned up to promote access to the Shoprite area.

- Need a train that starts in Waterbury and gets to Grand Central NYC by 6am, a direct train without transferring, semi express for the first train in the morning
- The F bus could loop into Walmart (Both Ways) instead of passing by and making people cross the busy street
- Parking meters turn into credit card and quarters
- Signage to make people aware of parking garage
- The people using the courthouse are not aware of the parking garage, use signs and advertising to let people know
- Improve efficiency of parking, utilize vacant properties to implement parking
- Meters for parking based on time selection, credit card friendly
- Diagonal parking may be better use of the street space
- Encourage parking in the garage for people going to the Court house
- Narrow the sidewalks to allow angled parking, and parallel on the other side
- Enhance the Sterling Opera House, get in back into use of the Opera House or a museum
- Museum, display the history of Derby
- The Opera House Tours should be restarted
- Snowstorm- concentrate on clearing the roads, then after the snow storm, do alternate side parking for the cars to move to other side of the road to remove banks of snow
- Need more than one hazardous waste removal once a year- or if you can bring it elsewhere then you can educate the community and improve the communication with program of removal
- Need to implement a recycling program, expand what is allowed to be recycled
- Need a large-scale rental space, like a banquet hall, municipally owned
- 10 year plan for parks and recreation should be analyzed, what has been done and what needs to be done still
- Cross walk cones with signs can be hit or damaged, permanent pole that has signage and possible flashing lights for pedestrians
- Possible biking trails, pathways for bicycles, cut down on car usage.
- Seniors that live alone need to get to the hospital, some sort of way to provide cost efficient transportation for them

Commercial Development and City Centers

What's working now? What should be maintained? Positive.

- Derby is centrally located in region – close to Route 8 and 95 corridor
- Town green
- Train station is right downtown
- Lowes, Home Depot, and other major retailers nearby
- Restaurants like Archie Moore's, Maddie's, Roseland pizza, Twisted vine, Seasonal Sweets & Catering

- Small scale nature, shopping is close, commercial center of Derby is now away from Main St. on Persin Drive and Route 34.
- Variety of shopping is good
- Strolling around Derby
- Starting to attract upscale businesses
- Caroline Street's cobblestone Hill
- Potential on old Main Street (South Side) to do whatever you can imagine, there is about 14 acres, there is a lot of potential there.

What's not working? Issues.

- Train station area is blighted with nothing there
- Train is infrequent
- Sewage treatment plant location is hurting development
- Parking requirements take up too much land
- Need to restore the opera house
- No incentives or tax breaks to develop
- Vacant and abandoned buildings
- Difficult to park downtown
- Need parking at theatre
- Parking meters hurt businesses
- Parking garage needs improvement
- Need for post office or mail service now that current post office is closing
- Improve façade at entrance to city and/or downtown
- Need parking for people to visit downtown
- People go out of town for entertainment and services
- Need for better restaurants
- Need people to have pride in their services and businesses
- Need funding to do development
- Road behind BJs needs a name
- Strategy for city owned vacant buildings and demolition needed. Once they come down they need to be maintained.
- Better marketing, need to come up with a unique plan that other communities don't have, need solution that draws people to Derby
- Waiting on State for final road plan, need State Plans. Unaware of what can be done until the State comes through
- No more subsidized housing, have more than needed, doesn't help tax base or parking
- Sewer lines need upgrading on the south side of Main Street, there are potential plans for new sewer line also
- Route 34 right through the center of the downtown
- Construction of the bridge on route 34 is too long
- Vacant buildings appearance, once demolished or owned by the city not maintained

Strategies.

- Revitalize train station area (develop around the station)
- Create trolley that takes people to and from train and town facilities
- Increase the frequency of train and extend hours of operation
- Development along Route 8 and 95 for a mixture of uses (residential and business)
- Develop South side of Main street
- Reform parking requirements to eat up less land
- Farmers' market
- Small convenience store near Senior Center
- Coffee shop
- A place to go after 5 pm (night activities)
- Restore opera house in order to draw people and allow for tax breaks
- Provide tax incentives for development
- Need a bank downtown
- Need parking at theatre
- Parking garage needs improvement and the location should be reassessed
- Development should not include tattoo parlors and strip joints
- Do not provide multi-family housing downtown (or anywhere)
- Art studio / art space
- Frozen yogurt
- Professional offices downtown
- Unified kitchen
- Craft / shared facility to sell crafts
- Hotel convention center – serve Yale regattas / larger regional events / hospital
- Network better with the Valley Chamber of Commerce
- Get satellite campus of Housatonic Valley
- Public-private partnerships
- Below level parking garage, above level mixed use area of commercial and residential. If you are going to create density, then support with parking and public transportation. Make sure adequate transportation and parking.
- Current Route 34 plan, calls for a south side parking garage, suggest shifting the road (rt. 34) a bit south to follow the path of the former buildings, then provide a south side parking garage (lower level with above level mixed use)
- Sewage proposal should bring money into Derby, not good if it doesn't
- Make sure State is in the loop, it should be aware of what the citizens need and want
- Vacant buildings on Minerva → a number of buildings of Derby that may foreclose. City foreclosure and take some of the vacant buildings, or demolition
- Creating a business loop with road, spur off of 34 to businesses to solve 34 running through the downtown
- Farmers market- get small businesses involved, form a large farmers market and would promote foot traffic

- Reestablish the downtown trolley system in Derby
- Promote small businesses, developments, incentives, stay away from the chain stores
- Put in a place where a person can learn, develop and market (like a business incubator) like artisans asylum in Somerville MA. Lifetouch building
- Halloween Ghost tour if there is one, market it, make it known
- Something small at the RR Station, daily train originating in Derby, going to Newtown
- Use the two rivers for recreation programs, like rafting, something small that would spur some economic development, kayaking group possibly
- Reverse tourism, get NYC residents out here for some recreation. Use Derby's potential to make it a destination
- Downtown area on river walk – if you redo the railroad and make some small cafes, make it like the harbor in Bridgeport, little huts for small sales of food and crafts – temporary retail stands
- Use the assets to capture tourism/ marketing.- Atlantic was created here
- Entertainment Center would be beneficial, no place to indoor skateboard

Housing

What's working now? What should be maintained? Positive.

- Some residential areas work well
- Have a range of housing types
- Appearance, architecture of restored houses, historic housing stock.
- Made strides in senior housing, converted former schools into senior housing.

What's not working? Issues.

- High crime in some neighborhoods
- Too much senior housing and many violate senior housing regulations
- Need for housing for professional people
- Too much conversion of single family housing into multi-family
- Aluminum siding covers a lot of the housing
- Absentee landlords
- Dealing with foreclosure properties
- Rundown properties
- Employment situation leads to housing issues
- Lack of off street parking for some houses
- Lack of noise ordinance enforcement
- Need better communication about the HALO project, residents need to know the plans for the area, deeply affects residents whose homes are involved, they don't know what to do with their homes. Plans need to be clarified

Strategies.

- Mimic Southbury Heritage Village (good example of age restricted housing)
- Moratorium on multifamily housing
- More age restricted housing because if done right, it brings tax dollars and no children
- Create housing for professional people like townhomes and condos
- Tax incentives or breaks for developments
- Create a downtown business association to focus on improving area
- Business improvement district
- Reduce high congested area, build up certain areas with good quality houses, mixed use development, near BJs and go to Main Street, and put in semi high rise with businesses with residential on top and green spaces, changing the density configuration to more appropriate places and will help with taxes.
- Avalon properties built around a parking garage so that it is hidden, market rate good apartments.
- The properties that are taken by the city and knocked down, make single family homes to reduce density in certain areas
- Incentive to draw high income earners into downtown Derby and Derby itself
- Need to integrate or work on communication with East and West Side, what can be done to improve cooperation between West side and East side.
- Arts district, give to artists maybe tax free for a certain time period, then area is turned around and more valuable
- More communication for people about programs that the city offers or state offers to improve some of the houses, expanding the amount of income for people to qualify for incentives or programs to aid in development and renovation of homes
- Home improvements can directly trigger tax increase- tax program should be amended to not include certain home improvements. (ex. Energy efficiency)
- Resident can waive taxes for the year, have to spend that saved money, on a home improvement, must be owner occupied and maybe done by lottery

March 19 – General Public

Conservation, Green Places, and Recreation

What's working now? What should be maintained? Positive.

- River walk safe
- Derby has two rivers for opportunities
- Kellogg environmental center
- Osbornedale State Park
- Museum
- Witek Park
- Two Rivers
- Two Greens
- Derby's Veterans' Community Center
- Yale Community Rowing
- The Rec Camp
- School Athletic Facilities
- Two libraries – one open on Sundays
- Greenway
- State park
- City Park- improving city parks like Witek Park and the Main Dog Park
- Recreation opportunities
- Greenway frames economic development
- Rivers are assets now that they are clean
- Irving School Playground- children are seen there playing (But other citizens claim that there aren't many children at other school yards playing after school)
- Volunteers have led cleaning projects throughout town
- Town Green with churches around it
- Opera house – great place

What's not working? Issues.

- Vandalism and Graffiti
- Dirty Streets
- Cracked Sidewalks
- Not enough playgrounds for small children
- Blighted Properties
- Lack of Tree Lined Streets (they cut down trees and don't replace them)
- Need better access to rivers
- Lack of maintenance of green spaces
- Lack of maps so people know what is available/trail maps for parks
- Lack of accessible local historic knowledge
- Need to finish the opera house
- Kellogg Center needs to be advertised better

- Not a lot of people using the parks, except for parents and little kids
- Planning effort by the city in 2002, nothing happened with it
- Public Works does park and recreation issues, but governance is disjointed and fragmented (no clear role definition of the city departments)
- Not enough playgrounds for small children
- Valley is like a group of siblings – fight with one another but protect each other
- Fix the opera house

Strategies.

- Summer farmers market
- Create a parks department
- Clean garbage and filth
- Sidewalks are not consistent
- Maps showing present location in relation to existing assets
- Street maps/resource map at exit of parking garage
- Develop area between River Walk and Route 8 (where lumber yard was)
- More fields (playing) for kids
- More access to river (near pink house cove)
- Media campaign to advertise Derby
- Working with Shelton and Ansonia to connect river walk/river area
- Making route 34 towards route 84 a scenic highway
- Get rid of chain-link fence from south side of Main St and replace it with same as greenway fence
- Neighborhood organizations and playgrounds
- Historic centers
- Wharf or fishing pier
- Connect greenway with downtown
- Advertise the Kellogg Center more
- Clean up O'Sullivan's Island
- More connections with parks and greenways can connect different populations together
- Programs in parks for people to use their green spaces
- A plan was made 15 years ago for parks and recreation and we need to revisit it and go forward
- Regionalize parks and recreation management with Ansonia, Shelton, etc.
- Coalition for regional taxes
- Connect the town centers
- Community garden
 - Have students work with the garden to learn agricultural skills
 - Have town of Derby sell it at farmer's market

Public Works, Infrastructure, Transportation and Public Services

What's working now? What should be maintained? Positive.

- Hospital
- Cancer center
- Reliable electricity (downtown)
- Central location/proximity to job centers
- Train and bus
- Parking garage is great
- Small community
- Good programming at senior center
- Good mental health services
- Strong non-profit base
- Valley community foundation
- CT NOFA (national organic farming association)
- Only place in the state where Route 34, Route 8, Connecticut transit, Bridgeport Transit, and Valley Transit District (for Metro North) all come together
- People that work in the following locations benefit from the transportation: Shelton, Yale, New Haven University, Danbury, Stamford, and New York City
- Two excellent libraries
- Libraries are open on Sunday
- Griffon's Hospital

What's not working? Issues.

- Senior center old and outdated (from standpoint of accessibility)
- Poor school system
- Lack of downtown parking
- Broken traffic signals
- Lack of pedestrian crosswalks
- Stop sign near St Michael's school needs to be removed
- Poor rail access job centers (like Waterbury new haven Bridgeport)
- Too many signs - everywhere
- Need for better bus routes
- Too many fire houses
- No bus to Huntington
- Bus not reliable
- Garbage collection crews leave trash in streets
- Water/sewage/drainage/flood control needs updating
- \$8 round trip on transit is expensive (Valley Transit)
- Time of the transit is inconvenient for other cheaper forms of transit
- Bus stops cause people to stand in the road (particularly at the bus stop near the hospital)
- Ice and snow mounds near Route 34 cause people to stand unsafely on ice or the road

- Reliance on developers to make bus stations has shown little construction progress
- Dirty streets
- Sewer issue in Derby: “the major infrastructure problem in Derby”
- Sewer sludge trucks will go through planned redevelopment area
- Sewer plant is near the redevelopment area
- Deferred maintenance increasing
- Safety concerns with the Parking garage
- Sidewalks are terrible, particularly on Main Street and Elizabeth Street
- Too much burden on the private land owners to maintain sidewalks
- Olivia Street has an 18” space about 15’ long that went down 2-3 inches and is now the citizen’s responsibility to fix
- AT&T raised fiber optics boxes are vandalized
- High taxes on public services purchased at retail value
- Derby pays for its own school system
- Fire department has too much equipment
- Small town with big spending habits

Strategies.

- Paint the AT&T fiber optic boxes black just like the ones on Pershing Drive in Ansonia
- Regionalize education, police, fire, and sewers with Shelton or other municipalities nearby
- Provide cheaper, better opportunity for senior citizens in the city to transit within the city
- Buses should go into the shopping center areas to pick people up (improve safety)
- Provide covers over bus stops
- Look into the Ansonia sewer system
- Redirect sewer trucks away from the redevelopment areas
- Consolidate/shared municipal services
- City run organic farm
- Encourage volunteerism (“adopt a spot”)
- Implement barking bans for better snow removal
- Downsize the school administration
- Clear street drains more
- Broadcast train and bus schedule better
- Promote single bedroom condos above businesses on the south side of Main Street
- Provide more support services for 18-25 year olds
- Get a Planned Parenthood office in town
- Create a trolley system – create the loop
- Connect Pershing Drive with downtown

Commercial Development and City Centers

What's working now? What should be maintained? Positive.

- Derby has a good location- and a lot of traffic
- Big box stores
- Village type area of New York charm is here in Derby
- Downtown Derby used to be a strong community
- Plenty of food in town
- Low costs of commercial real estate
- Bakery
- Post office
- Weld Center for Arts
- Courthouse
- Value of enterprise here

What's not working? Issues.

- Nothing left
- Big box stores
- Elizabeth street could look good
- No shopping in Derby
- Lack of healthy and organic food stores
- People visiting the courthouse are not happy
- Lack of jobs
- Hardly any small businesses
- Failed development plan of over 15 years has preventing cleaning up downtown Derby
- State of Connecticut has delayed the Route 34 project and this is hurting development
- Need for book store
- Vacant and blighted properties need to be repaired
- Need for economic development
- Need greater engagement with the Valley Chamber of Commerce

Strategies.

- Create a main downtown shopping center (women's center, shoe store, bookstore, etc.)
- Encourage people who own rundown downtown buildings to fix them up
- Seek state financial support to develop downtown
- Mixed use residential on Division Street
- Power generation within Derby
- Generate more jobs in Derby so people will stay in the city throughout the day
- Develop land between the river walk and Route 8 (where the lumberyard was)

- Disperse information regarding job corps and “CT Works” training programs
- Stores that create foot traffic
- Written plan for store front colors and design (Breckinridge, CO)
- Keep Post Office downtown
- Create an arts center
- Incentives for business expansion and start-ups
- Develop property along river
- Work more with Yale and other higher education institutes
- Community College in the city
- Sell or lease parking garage to private company
- Use the Lilac (official flower) in connection with City
- Phase in taxes for new businesses
- Redevelop brownfield sites
- Solar energy
- Celebrate what we have here – how do we leverage what we have to attract new business
- Create jobs for people in the valley so they don’t have to transit out of town so much

Housing

What’s working now? What should be maintained? Positive.

- No workforce housing problem
- Plenty of housing ranging from single family homes to nice apartments to 2-3 family homes
- Senior housing
- Good variety of housing
- Large quantity of affordable housing

What’s not working? Issues.

- Blighted properties
- Pre-existing, non-conforming uses
- Many houses and buildings are ugly and no one wants to buy
- Roosevelt drive empty
- Noise pollution
- Absent landowners
- High housing density which leads to other problems
- Too many multifamily houses
- Lack of parking for existing housing density
- Vacant housing
- Lighted housing
- Don’t know people in Derby anymore

Strategies.

- Mixed-use downtown
- Rezone to accommodate density
- More apartments
- Incentivize residents with transportation passes (live in Derby and receive cheaper transit tickets into cities where citizens work)
- Take over abandoned homes and turn into parks
- Pressure landlords to renovate their rundown properties
- Mixed use development downtown
- Add small condo units to Roosevelt Drive to increase tax base
- More proactive blight officers
- More age restricted housing

March 26 – Derby High School

Conservation, Green Places, and Recreation

What's working now? What should be maintained? Positive.

- River walk
- State Park
- Football fields
- Basketball courts near school
- Witek soccer field
- Osbournedale Park
- Reservoir
- Place across from Kellogg Center
- Recycling exists

What's not working? Issues.

- Marketing of the state park
- A lot of under-utilized space
- Why cut down areas around the river that already have trees?
- Enforcement of recycling does not exist

Strategies.

- Reintroduce reservoir with fish
- More enforcement of pet waste
- Clean up the river water
- More water fountains

Public Works, Infrastructure, Transportation and Public Services

What's working now? What should be maintained? Positive.

- (no comments)

What's not working? Issues.

- Community Center is expensive
- Rec Center requires you to be 18 to go (age requirement bad)
- Potholes in the roads
- Too high of speed bumps, need repair
- Garbage pick up is lazy- don't always get what they are supposed to, sometimes a day late.
- Not enough parking
- Plowing not good here. Good in Ansonia, but not here
- Need of sidewalks
- School lunch is horrible

- [Board of Ed] School colors, debate (cannot have black or grey on our uniforms)
- Bathroom at football field are messy
- St Michael's Church, Route 34, Main St. – bad traffic
- High Street is too narrow, some traffic issues
- Nothing is happening with route 34 expansion
- Train schedule, what is it?
- Where does the train go?
- Train not being used as an asset
- Train is hidden
- How do you use the train?
- Can't do much at the DMV in Derby
- School System is not rigorous

Strategies.

- Should be a parking ban when it snows
- Need better marketing of Derby
- Make bike stands and cages (secure bike parking)
- In the rec center
 - More indoor basketball courts
 - Track that is paved with lane lines
- A community pool (want an outdoor pool)
- Improve the indoor pool
- Turf football field
- Advertise the train; how do you use it?
- Improvement of sports in Derby
- More career and college counseling in schools

Commercial Development and City Centers

What's working now? What should be maintained? Positive.

- Division Street Restaurants
- A lot of things in walking distance
- Archie Moore's
- Panera
- Planet Fitness (gym) is within walking distance to most students
- Fast food places
- Aldi's grocery store

What's not working? Issues.

- Shopping is in Milford or Walmart
- No entertainment (no theaters of any type)
- No place to shop organically

- Lifetouch building is not good, needs renovation
- Need more cleanup
- Pet store stinks in Derby

Strategies.

- Need buffalo wild wings
- Make outdoor cafes
- Make a movie theater near planet fitness
- Make a dance studio
- Make a night club
- Hookah Bars
- Footlocker or shoe store
- Mini outlet shopping centers
- Arcade
- Bowling Alley
- Seafood café down by the water
- Music and entertainment by the river
- New Fast food
- Need a bookstore
- More diversity of restaurants in Derby

Housing

What's working now? What should be maintained? Positive.

- (no comment)

What's not working? Issues.

- Housing is not of best quality
- Housing is not affordable

Strategies.

- Create gated communities
- Renovate old factories into condos
- Create more single family houses
- Bigger backyard for houses
- Provide nice housing above businesses

March 26 – Senior Citizens

Conservation, Green Places, and Recreation

What's working now? What should be maintained? Positive.

- Kellogg Environmental Center
- Walking Trail
- Osbournedale State Park
- The river
- Telescope Mountain (needs to keep being protected for the animals)

What's not working? Issues.

- O'Sullivan Island needs a place where kids and families can play and have picnics
- River cleanup
- No place to relax on the walking trail
- More supervision for the area- need enforcement mechanism to limit vandalism

Strategies.

- Park and Recreation Commission – more communication
- Benches on the walking trail
- Fund/sponsor a bench with “in memory of” much like the 911 brick payment
- Need a tax base to pay for and take care of all of this
- Route 34 on the river – scenic overlooks do not exist. Make them!
- Restaurants on the river trail
- Witek Park- something like the Ansonia Nature Center
 - Have a senior volunteer there
 - Pay permit to pay for a person to be there even
 - Revitalization of the park (kayaking, hiking, etc.)

Public Works, Infrastructure, Transportation and Public Services

What's working now? What should be maintained? Positive.

- Snow removal is good, super job!
- Recycle pickup every week

What's not working? Issues.

- Snow removal not good on side streets
- Sidewalks do not connect all houses to schools
- Kids walking on the road
- Palowsky HWY in Ansonia – kids walking on the street not good
- Roads with potholes
- People don't send students to Derby Schools

- Need improvement of school system to retain people here

Strategies.

- Sidewalks with new building of homes
- Bigger recyclable containers
- Recycle containers on wheels (can be too heavy for people)
- Trash and recycle cans than can be lifted with forklift method
- Leaf removal from the gutters
- Pothole repair
- Alternate parking for the street cleaning to be most effective (one side parking on cleaning days)
- New Senior Center with One Floor
- Senior Center with its own parking lot
- Linked with a community center
- Bingo Hall
- Slot Machines
- City Needs a Tax Base, Looking into Grant Opportunity for State or Federal funding for new Senior Center
- A Unified Political party to do things – better communication and collaboration to fix Derby. Need to work together, not against one another.
- Derby and Ansonia intermunicipal cooperation (merging of Ansonia and Derby). Sharing of major services
 - Police
 - Public works
 - Fire fighters
- Northbound entrance on route 8 from where Chatfield street is.
- Better police patrol on Anson Street
- Letter out to Derby citizens every couple months about what is going on in the city

Commercial Development and City Centers

What's working now? What should be maintained? Positive.

- Senior center is nice
- Motor Vehicle Center is good here
- Concerts on the green is great- we love it! But only in the summer...

What's not working? Issues.

- Parking stinks
 - So many abandoned cars in the parking garage
- No shopping downtown
- Need more stores
- Walmart doesn't cut it!
- No need for parking meters (only town in the valley that has them)

- Currently, the meters are for people going to the courthouse, but they use the parking garage anyway
 - Jury Duty uses the garage (validates the parking) and you don't use the meters
- 50 year old rusty concrete plant - it looks bad. Rusting away forever.
- Train station is in a tough spot for development/ access
- Need more concerts in the winter (in doors!)
- Need parking for restaurants
- We don't have movies here
- No place to get simple goods in town (e.g. sewing equipment, small groceries)
- Lack of jobs for people
- Industrial areas near the bridge are an eyesore, where the Hull Dye used to be
- Rental prices for the commercial spaces for businesses is too high (New York prices)

Strategies

- We just need family oriented restaurants
- Continue the summer concerts/activities into the winter.
- Revitalize the Sterling Opera House
- Another parking garage for long term parking
- Need a new focus of town (the current focus is the court house)
 - Flag pole with rotary
 - Colonial Atmosphere
 - Penns Landing in Philadelphia is an example of how to do this
- Outside cafes
- Provide restaurants that are affordable
- Have restaurants on the walking trail so you don't have to drive everywhere
 - Development taking place down by the river
- Take action on concrete plant across the street
- Conversion of two rivers- should do something there- more development near David Humphrey House
- Food Trucks down by the island (temporary, but something for people)
- More accessible senior center
- Market that there is a train station in Derby
- Continue the concerts/theaters into the winter (inside). Do this in the Sterling Opera House?
- Advertise the Derby Neck Library
- Look into Derby Public Library Parking Lot
- Let the developers take over the area right across the street near the river across from the senior citizen.
 - City owns ~3/4 of the vacant land.
 - Have City continue to purchase the land

- Incentivize the developers to sit down and develop this area
 - There were plans to develop this area
 - People liked the plans- look at the plans from last decade and move forward
- A good paying industry here – higher paying jobs! Not just service paying jobs. Trade, manufacturing, businesses, or something that keeps income high

Housing

What's working now? What should be maintained? Positive.

- City is starting to look at the blighted lands
- Housing is affordable

What's not working? Issues.

- Regulations for senior housing
 - Young disabled are also housed here
 - Public Housing – open to both
- Paying more taxes on our homes than other cities in the area
 - Commercial development can offset taxes on homes
 - Hard to sell house to next generation due to higher taxes in the city
- Blighted property
- Absentee landlords
- Lack of cohesiveness with housing
- Housing is affordable but they don't want it because nothing is here

Strategies

- Downsize the housing in Derby- small ranch housing
- Senior Community (1 or 2 bedroom housing), reasonable costs
 - Owner occupied
 - And senior housing communities with its own services within
 - Seniors only
 - Differentiate between senior and public housing

March 25 – General Public

Conservation, Green Places, and Recreation

What's working now? What should be maintained? Positive.

- Greenway
- River
- River walk and riverfronts
- O'Sullivan Island
- Witek Park
- Osbournedale State Park
- Kellogg Environmental Center
- Derby Green (center of town)
- 911 Memorial
- Soccer field
- Hines Farm and its protection
- Hitcock watershed
- Dog Park initiative
- School Play grounds
- Ball Field initiatives

What's not working? Issues.

- Wild Animals Trapping animals
- People not picking up after dogs in Witek Park
- Lack of regulation in parks, trash
- Lack of community conservation plan
- Open space without a plan
- Lack of accessibility to the river
- Lack of adv. of facilities
- Field house degradation (need to update)
- Who maintains fields? Who owns what? Board of Ed? Parks and Rec?
- Reevaluate investment in open space – do we have too much for smallest city in Connecticut?
- Walkways and greenways littered.
- Onopiak buildings boarded up for years.
- All of Witek park is not maintained
- Silence on land conservation
- Parking issues at Witek park

Strategies

- Park and Recreation Commission – more communication
- Need a Parks Department
- More direction for fields and parks in the city
- Need to address conditions of school fields

- Need a large accessible playground for any student to use
- Use the rivers for activities
 - Fix the boat ramp
- Work with Trout Unlimited for grants
- Derby Cleanup day
- Onopiak should be turned into nature centers
- Expand park maintenance (referring specifically to Witek)
- Better enforcement of land use regulation
- Protect wetlands
- Witek park parking should be open on more than just game days
- Open playgrounds
- Improve pocket parks

Public Works, Infrastructure, Transportation and Public Services

What's working now? What should be maintained? Positive.

- Center green is a the center of what's going on in the city
- Transportation hub- two rivers, bus, highways, trains within 50 feet
- Two libraries
- Kellogg Center, Osbournedale (from first section)
- Infrastructure for WPCA
- Derby Website
- Senior Center downtown
- Trash pick up at 6am instead of 4am
- Ethnic and cultural centers
- Trolley tracks in the sidewalk
- Elks Club (\$2 drinks)
- Best Pizza: Roseland
- Don't have to plow 34
- New Middle School
- Reroofed the schools
- Good job plowing roads
- Snow removal on river walk
- Controlled weeds
- Landscaping and Mulching
- Well funded road improvement
- Good follow-up from past issues
- River never floods (thanks Army Corps of Engineers?)
- Public Works does good job, especially considered they are underfunded
- Timely trash collection
- Valley Transit
 - Senior shuttle pickup
- Train Station

- Hawthorne sidewalks are good
- Schools are adequately funded
- High school students adequately prepared to head to private schools

What's not working? Issues.

- Don't take advantage of the transportation hub
- Sidewalk conditions along entire downtown area
 - Non-existent sidewalks along Sodom St.
- Lack of encouraging bike transportation
- No bank downtown
- Downtown traffic/ HWY 34 traffic
- Main street is dead
- Elizabeth street is dead
- Parking garage needs major repair or replace, or sell
- Route 34 going through downtown
- Parking meters that only take meters (only takes quarters)
- Parking
 - Terrible Main Street and Elizabeth St.
- Courthouse uses parking spaces
- Not enough handicap parking downtown
- Sewer system is a major challenge
- Not everyone has garbage cans
- Crosswalks
 - Lights often don't work
 - Not visible or dangerous
- Example – around courthouse and near bridge downtown
- Trains
 - Infrequent schedule
 - Cancel them too often
 - Poor parking at train station
- Traffic
 - Terrible – downtown, route 34, route 8 south, division
 - Too many cars, too few roads
- No bus shelters
- Location of senior center not ideal
- Need better community center – current center is veterans center with poor parking
- Schools
 - Kitchen is grossly subpar, not enough food
 - Need more funding
 - Small student population limits class options

Strategies

- Regionalize education because of low population

- Revitalize current center for public
- Transit
 - Express bus to New Haven
 - Bus rapid transit
 - Build bus shelters
- Toll booths on roads
- Better communication with state about joint issues
- Trains
 - Need more frequent schedule
 - Get parking
- Crosswalks
 - Working lights
 - Identify educational component
- Enforce noise ordinances (morning waste pickup)
- Sidewalks need to be fixed (holes, cracks, sinking issues).
- Parking
 - Could just limit parking to 2 hours
 - Remove or change meters to make to an easier way to pay
 - Outsource all parking (even metered parking). Give it away to a private developer (including 1st, Caroline street, and all downtown parking. And downtown parking garage!)
- Better utilization of parking between factory street and Caroline street
- Analyze traffic flow and consider one-ways
- Money go into the school
- Study traffic (stop signs, etc.)
 - Up from water street from police station
 - Safety concern
- Crosswalks- people don't stop for the crosswalks. Place cones in the crosswalks. Improve safety and accessibility.
- Update speed limit signs
- Garbage collection
 - Distribute garbage cans, or require that people get one
 - Single stream recycling (Like Sheldon)

Commercial Development and City Centers

What's working now? What should be maintained? Positive.

- New plaza at Pershing Drive
- Fitness Edge
- Grocery stores
- Health clubs
- Home Depot and Lowes
- Italian Pavilion

- Panera Bread
- Nice mix of restaurants downtown
- 500 degrees main street, Twisted Vine, Archie Moore's
- Bakery (Seasonal Sweets)
- Old RJ's
- River Deli and Pizza
- Chinese Buffet
- Griffin Hospital
- Walmart
- Only cobblestone street in Valley
- Derby Green has a nice location
- Location of city in regional context
- Opera house
- Courthouse
- At junction of fiber optic line
- Open space underutilization provides good open space opportunity
- Archie Moores
- Grassy Hill Lodge
- Great hospital and medical care
- Healthcare industry spurs ancillary medical business and offices

What's Not Working? Issues

- Need more office and industrial space
- Need more unique small shops on Main and Elizabeth street (like Westport, Seymour, and Newport)
- Don't use transportation hub to get people downtown
- South side of Main street is not that big (17 acres)
- Lack of certainty surrounding route 34 expansion deters investment
- Poor engineering downtown (roads / sewers) limits development
- Too many engineering studies
- Too many absentee landlords
- Lack of enforcement on vacant and dilapidated buildings
- Train station lacks lighting
- Preservation of historical buildings

Strategies

- Organics, hydroponics could provide local, healthy food
- Develop from river up
- Doing nothing is not an option
- Start building where roads (route 34) definitely won't go
- Put pressure on State
- College Campus
- Some kind of draw for younger grounds, that's still family friendly
- Multicultural and specialty restaurants

- Opportunity in light industry
- Train station shop – breakfast place (like in Westport)
- Walkable experience around train station
- More housing and shopping
- Need good economic developer to sell Derby, create marketing and branding
- Little shops to get people to walk in town
- Use transportation hub to get people downtown
- Mixed use opportunity downtown
- Use Green as center point to draw people in
- Update zoning
- Like Shelton, prepare property for developers
- Tax breaks for people to develop in Derby
- Give land away
- Marketing program for land
- State to help with development
- Condo on top of business buildings like in Milford
- Utilize the Opera House
- Give Opera House to Yale University
- Take advantage of colleges nearby

Housing

What's working now? What should be maintained? Positive.

- Old, beautiful architecture of houses
- Senior housing – “over 50 housing”
 - Abundance of senior housing
 - Lots of different kinds of housing – variety of housing types
- Housing is affordable
- Derby Cares Program
- Blight Law
- Clean and lien
- Nice single family houses

What's Not Working? Issues

- Moratorium on 3-family housing
- Conversion to multifamily housing impacts
- Parking
- Traffic
- Schools
- Blight
- Vacant and abandoned properties
- Too many multifamily houses are not maintained
- Too much density
- Not enough owner occupied

- Absentee landlords
- Not enough parking anywhere – housing and commercial, lacks offstreet parking
- Poor planning to accommodate growth in housing (parking!)
- Lack of commercial / industrial tax base, puts too much pressure on residential
- Get rid of blight

Strategies

- Zoning Board of Appeals more selective in what they grant
- Hitchcock property (acres of undeveloped land, 150 acres), rezone and put housing- what kind of house?
 - Make it a nice gated community for senior housing
- Continue to be more aggressive in blight laws
- No more low-income housing
- Make landlords accountable for their properties, or take property
- Develop more 55+ communities – that could have stronger tax base
- Eliminate density within households
- Bring in inventive younger people to move in (like in Oxford)
- Golf courses

1. Less senior-only housing
2. more connection and funded programs with higher education centers
3. more daycare facilities and similar services

1 of 3

written testimony as well? Soapbox.
March 15, 2015

I hope I am wrong but doing an internet search, the last documented comprehensive plan of development for Derby was 1958, the year I was born. In the past it has been stated that it should be updated at least every ten years. There has and will be discussions of developers coming and going, pitching plans and striking out but what about the people who live and pay taxes here, what would they like to see and hopefully these meetings will bring many ideas forward. Many ideas were brought forward by residents when the Olde Birmingham Business Association sponsored visiting architects and based on thoughts, ideas and dreams for Derby, the architects put the resident's thoughts on paper. From gateways to waterways. The Derby-Shelton Bridge (a gateway itself) would look nice lined with American Flags. It was mentioned several times that our Downtown Green is underutilize. It was stated that there should be events every weekend there during the nice weather and there even could be winter festivals like snow and ice sculpting and first night for example. A pamphlet could be created for anyone wanting to hold an event as to who to contact for permissions etc. These ideas generate the pedestrian traffic that can help the local (Valley) economy. Having said all that here are some thoughts on Derby and as I always say, they may not be the only or best ideas but hopefully they move the discussion forward and if you hear people saying the same thing that's good because it creates a consensus.

Regarding Downtown Derby, should we "fill in" the pit? Interestingly if the snow had not melted yet we could fill in the area with all the city's snow piles to see what it would temporarily look like leveled off but unfortunately it could be a problem when it melted.

Another thought would be to create a parking structure that occupied the lower half while attracting developers to create a mixed use of residential/businesses above. I am an opponent to densely populated areas if not supported with substantial parking provisions and I think I can speak from experience hearing complaints of lack of parking downtown while working at the current parking garage as well as being a former alderman, especially winter parking hassles. I do however realize by having a dense population in our downtown could help with businesses that are in walking distance but again appropriate parking and public transportation should be able to support the density.

Some thoughts on transportation but first I would like to bring up the area where the "original" River Restaurant and Kornbluts (sp?) was, on the west side of the Derby-Shelton Bridge. Although I don't know if it was ever in writing other than some newspaper accounts but that area was to become a park area....and that never happened. So I would like to suggest the following; RT34, Main ST, Roosevelt Dr., Sugar Street or whatever you want to call the Main drag in front of City Hall is a very busy street and they just pass on through Derby. Of what I saw of a current proposal a parking lot is proposed on the south side of the street. IMHO as the visiting architects warned, be careful of dividing your downtown by having a highway just pass thru it, it would be better if we could get many of those cars to stop and shop here for a while instead of just passing through. I recommend that the one business owner in that block be bought out at fair market value plus then at about that area shift RT 34 to where the Main Street buildings were and continue across Bridge Street to where that park was supposed to be and continue to just before the pump station and rejoin the current RT 34 path, this could be done without much disruption to the current traffic pattern and just tie in the shift when completed. The area I am talking about can also be viewed on Google Earth.

At that "jog" in the road by Caroline Street block it off so vehicles no longer go straight and hopefully this will slow (not impede) the speeders a bit. Create a Welcome to Derby Gateway at that point where the street is blocked off, maybe a Welcome to Derby obelisk there as well as an obelisk on Telescope Mountain with a huge American Flag on it to draw people to Derby. As the traffic approaches

2 of 3

Minerva Street make that connection below grade and continue RT 34 below grade until the exit/entrance at Olivia and Bridge Streets then continue as previously stated.

Now the former sections of RT34 near 500 degrees, City Hall, Senior Center area, Giordano's, 33 Roosevelt could be used for parking closer to those businesses/Apts. Parking access in front of City Hall could be made through the current lot.

The area in front of City Hall could be extended south so the traffic is below grade making it safer in the winter and overall less noisy. With this proposal if NOTHING else is done downtown we've increased the parking choices and safety which should help the downtown businesses and residents. That parking area will also definitely be used during the fireworks display and give another area for festivals to showcase our city and even have benches facing south to take advantage of our Southern exposure. Maybe install some solar power fountains to add to our downtown charm. I believe the above thoughts cover not only parking but transportation. Some other transportation thoughts to consider but first think about Derby and when it was first settled because once we forget where we came from we won't know how to get where we want to go.

We were the furthest inland port in CT at one time so one of our first forms of distance transportation was by water along with horseback and wagon and we still can do it today although maybe not as much by horseback. Train, state of CT bus and motor vehicles which again we still have today and as some say, we may not have an airport here but they sure know where to land ...sorry couldn't resist. So as is said in the real estate business when talking about Derby, it's location, location, location... Sooner or later you will pass through Derby, CT. We have state roads that run east and west and north and south, we have access to the Atlantic Ocean and trains that can carry not only passengers but freight. Regarding trains, there really needs to be an improved Waterbury Line schedule. I have been on record before stating that it would be nice for a "first train" to leave Waterbury so it gets to GCT by 6am. It could be like the former Budd Car that a passenger did not have to transfer when getting to Bridgeport and if it stopped at just the major stops on the main line would make the Waterbury departure not as early. Also when people in our area think tourism they may think going to NYC. Well I was a Derby Charter Member to the Hill and Harbor tourism board. I had wanted to be on it and when we joined with the New Haven Bureau it was said that New Haven was the "HUB" and we "the surrounding towns" were the spokes but I believe and again because of our location WE can be the HUB we once were considering our location to NH, BPT, WTBRY and DANBURY, Stamford and even NYC so a better train schedule could help with "Reverse Tourism" to get people to come here to live, work and play and with proper marketing it could work.

A form of transportation often overlooked is walking. Try doing without your vehicle for a week, could you do it? From experience I can tell you it is not fun. Fortunately we do have some public transportation choices in addition to the above we have Valley Transit and Valley Cab. But what if you had to walk. Currently the Atwater Bridge crossing the Naugatuck River is under construction and hopefully pedestrian traffic including wheelchairs will be taken into consideration, as well as bicycle transport. We can walk from downtown Derby and via the Greenway to the Division Street area. A couple suggestions to also help walkers are to refurbish the stairway from Caroline Street to Water Street near the Police Station. Ideally it would be nice to have it covered with a Plexiglas material to make it useful in the winter as well and to be less of a maintenance issue and light it by solar power.

Also the area near the Veterans Memorial Building where the Cannon is (Atwater Ave), across the street a fence was put in place to prevent walkers from using that path to the current Shop Rite area which would be a great time saver and safer than walking down Division Street hill. I recommend reopening it and paving it to be used again. Again, if you've never walked the other way I recommend you do so. As kids we used to walk from Hawkins Street, cut through the bike path and down the hill to Bradlees, Friendly's, and Woolworths etc.

3 of 3

Also, other ideas regarding transportation are again that path to Shop Rite area. I've suggested in the past and there has been talk but I recommend again for this record that the area of the just discussed path also be used as a northbound entrance to route 8. Currently if coming from the Shop Rite area and want to go north you have to go south then turn around in downtown or the other way thru back streets. Ideally at the same time it would be nice for an exit ramp from RT8 there too since Ex 17 will be going away.

Also, even though not in Derby an Entrance/ Exit ramp from RT 8 in the Westfield Street area in Ansonia would be nice.

A quick mention about the Greenway area at the Confluence. Create an attractive docking area to encourage people to once again sail to Derby and enjoy downtown or even para-sailing at the confluence. On the Naugatuck side of the Greenway I recommend developing it as an entertainment center with a pirates cove type of mini golf, go cart racing, possible water rides that could be used for skating in the winter etc. and recently some middle schoolers approached me about skateboarding in the parking garage and when I pointed out the sign that read no skateboarding they said it would be nice to have an indoor skate park and for thinking way out of the box I would like to see the west facing (grassy) bank area on the flood dike be turned into the world's longest solar powered waterfall recycling the water from the river and lit up at night. Not only would it be a tourist attraction in the warm months but a form of cooling down in the area as well. Especially since the Atwater Bridge is being worked on now it would have been nice to see them expand the RT 8 ramp to cross (Flyover) the train tracks to exit in the area just discussed. With the above entertainment suggestions, underground parking would be nice with skylight and solar lighting, this way people glancing from RT 8 will see how much fun it is to come to Derby. A convention center/hotel might also be a good fit there and did someone say casino although I would rather see a movie theater there. A Christmas Tree Shoppe would be nice in that area as well. We might not be able to do them all but at least they are choices that could work for the businesses and Derby.

I would also like to see Derby reinstitute the Sterling Opera House tours where people make a tax deductible donation to view and photograph the building. I had been giving tours voluntarily on my own time for several years while photographers contribute to a tax deductible fund listed with the Valley Community Foundation. They post their photos online and give Derby additional positive "exposure" and quite frankly, of all the years I have been inside and photographed the building I am still seeing amazing angles by our visitors which can be seen on Flickr by searching Sterling Opera House. I still am getting requests for access and if the Hold Harmless Agreement I created is deemed not adequate enough to protect the city then maybe our attorneys can create a new one.

Whatever plan is created it should be a plan that can be followed and tweaked if need be and reviewed at least every ten years and be a guiding force even when long after we are gone no matter what political party is in office. We have some great restaurants and sanctuaries like Osbornedale and Kelloggs Environmental Center but what will help them and other businesses even more is to have other things to do to attract people to want to visit and possibly live here. If you break down and think about what I have mentioned most of the thoughts have to do with updating the infrastructure (roads etc.) thereby preparing our city for development and if we are able to accomplish that than the other ideas mentioned have a potential of becoming a reality including attractive signage to help visitors "move about the city".

The creator of the Crazy Horse Monument in South Dakota although already dead left plans behind so that the project can be completed even though he will never get to see it and Disney World is 40 square miles and is the happiest place on Earth and depending who you talk to Derby is about 5.2 square miles and although some may say size matters, I say, we may not be Disney but it's what you do with what you have that really counts and if there is a plan in place we have a goal that is reachable and as Walt Disney is often credited as saying, If you can dream it, you can do it. Thank you for your time.

McCoy, Ms. Ann Marie

From: Zezula, Ms. Tiffany B.
Sent: Tuesday, May 19, 2015 10:10 AM
To: Zezula, Ms. Tiffany B.
Subject: FW: marketing idea

From:
Date: March 30, 2015 at 2:46:58 PM EDT
To: "adugatto@derbyct.gov" <adugatto@derbyct.gov>, "Lynn DiGiovanni (lynndigiovanni.derbyct@gmail.com)" <lynndigiovanni.derbyct@gmail.com>
Subject: marketing idea

Hi Ladies,

I hope all is well. I put this idea past Patty, Keith and Henry and they seemed to like and so I hope you both do also.

The branding/marketing of Derby instead of being the "smallest city in the state" we should get something more historical or with more meat- the one I can think of the "Ct's first inland seaport" since this was an busy trading post very early. We could mark areas on the greenway, show pictures in brochures...etc.

Let me know what your thoughts are or if you could just add it to the list for the plan.
Thanks for all you guys do and have a great day

Greenway

Historic properties

Small
Community
familiar

Pop Park
- 2000 people
- Open up more
- gym area

Taxes
+00
High!!
- it
where it
go??

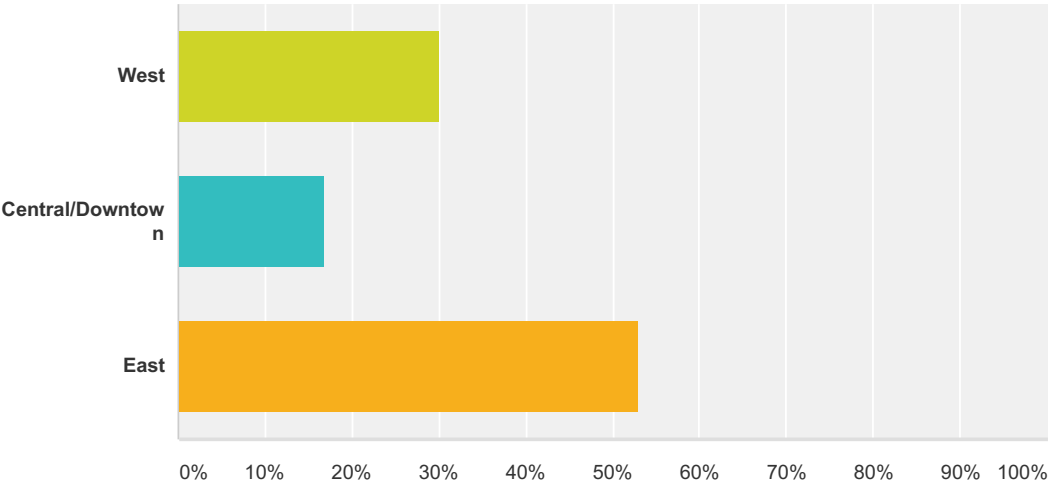
Why is white
Park land wasted
ie pop warmer
little league
any thing

ult to
Central
all improve
people
familiar

Great Place
to live
I love
community

Q1 In which neighborhood of Derby do you live?

Answered: 83 Skipped: 13



Answer Choices	Responses	
West	30.12%	25
Central/Downtown	16.87%	14
East	53.01%	44
Total		83

Q2 Please indicate the street you live on.

Answered: 70 Skipped: 26

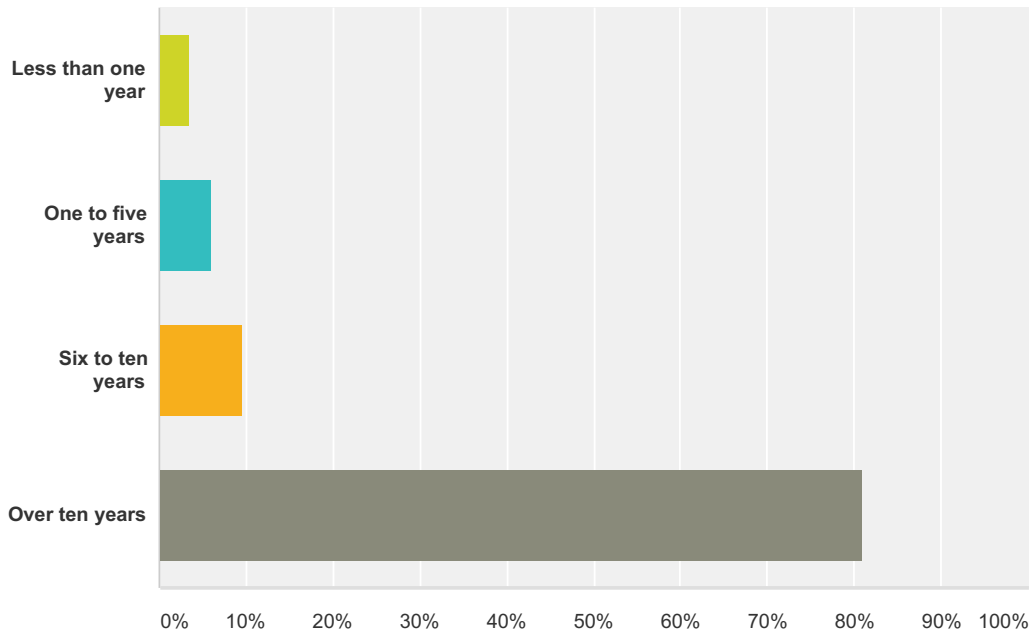
#	Responses	Date
1	Derby Avenue	7/7/2015 1:59 PM
2	Cattage Street	7/7/2015 1:51 PM
3	Cemetary	7/7/2015 1:36 PM
4	Mt. PLeasant Street	7/7/2015 1:23 PM
5	Derby Avenue	7/7/2015 1:20 PM
6	PArk Avenue	7/7/2015 1:11 PM
7	Sentinel Hill Road	7/7/2015 11:39 AM
8	Bradley Terrace	7/7/2015 11:32 AM
9	Lakeview terrace	4/13/2015 11:06 AM
10	olivia	4/12/2015 11:18 AM
11	E Street	4/8/2015 10:41 AM
12	SUMMIT ST	4/7/2015 11:53 PM
13	Clearview Court	4/6/2015 2:42 PM
14	sherwood ave	4/6/2015 12:21 PM
15	Stephen St	4/6/2015 11:50 AM
16	Smith St.	4/6/2015 9:51 AM
17	David Humphreys Rd	4/6/2015 2:44 AM
18	Commodore hull dr	4/5/2015 9:34 AM
19	hawthorne ave.	4/4/2015 4:51 PM
20	Paugassett Road	4/4/2015 11:32 AM
21	Cullen's hill rd	4/4/2015 8:58 AM
22	Coon Hollow	4/4/2015 4:54 AM
23	Jeanetti drive	4/3/2015 8:11 PM
24	Derby Ave	4/3/2015 4:08 PM
25	Marshall	4/3/2015 2:16 PM
26	Correrstone Dr	4/3/2015 10:46 AM
27	6th	4/3/2015 10:20 AM
28	King's Court	4/3/2015 8:16 AM
29	Derby Avenue	4/3/2015 8:08 AM
30	45 emmett ave	4/3/2015 1:59 AM
31	Frank gates Lane	4/2/2015 10:12 PM
32	park ave	4/2/2015 10:09 PM
33	Park ave rear	4/2/2015 9:26 PM

Derby POCD

34	Oak	4/2/2015 9:19 PM
35	new haven ave	4/2/2015 9:09 PM
36	Laurel Ave.	4/2/2015 8:57 PM
37	Sunset dr	3/28/2015 11:44 PM
38	Olivia	3/26/2015 8:51 PM
39	166 Hawkins St.	3/26/2015 2:27 PM
40	11 oodland walk	3/26/2015 6:44 AM
41	7th	3/25/2015 9:29 PM
42	new haven avenue	3/25/2015 5:27 PM
43	Fairview Terrace	3/25/2015 4:02 PM
44	BURTVILLE AVENUE	3/25/2015 3:04 PM
45	Colony Street	3/25/2015 2:12 PM
46	Elizabeth St	3/25/2015 1:50 PM
47	Smith	3/25/2015 1:30 PM
48	Old New Haven Ave	3/25/2015 12:52 PM
49	Seymour Avenue	3/25/2015 12:33 PM
50	Harold Ave	3/25/2015 12:07 PM
51	Bank Street	3/25/2015 11:25 AM
52	Minerva St.	3/25/2015 11:07 AM
53	Mt. Pleasant St.	3/25/2015 10:32 AM
54	Shagbark drive	3/25/2015 8:53 AM
55	Hawthorne ave	3/24/2015 2:39 PM
56	Hawkins	3/24/2015 12:23 PM
57	Elizabeth Street	3/23/2015 8:04 PM
58	hawthorne avenue	3/23/2015 12:55 PM
59	376 Hawthorne Ave	3/23/2015 10:06 AM
60	71 Elizabeth Street	3/22/2015 1:47 PM
61	Elizabeth street	3/21/2015 4:14 PM
62	Minerva St	3/21/2015 12:47 PM
63	Emmett Avenue	3/21/2015 2:38 AM
64	Test	3/20/2015 4:39 PM
65	53 Belleview Dr	3/20/2015 1:36 PM
66	florence ave.	3/18/2015 2:38 PM
67	New Haven Ave	3/18/2015 1:20 PM
68	Commodore Hull Drive	3/18/2015 12:10 PM
69	Eighth	3/18/2015 9:23 AM
70	Elizabeth Street	3/18/2015 8:27 AM

Q3 How long have you lived in Derby?

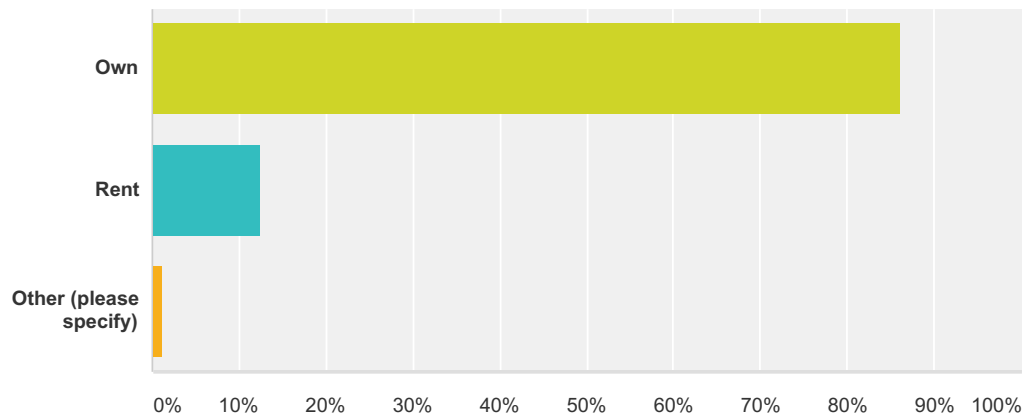
Answered: 84 Skipped: 12



Answer Choices	Responses	
Less than one year	3.57%	3
One to five years	5.95%	5
Six to ten years	9.52%	8
Over ten years	80.95%	68
Total		84

Q4 Do you own or rent the home you live in?

Answered: 80 Skipped: 16

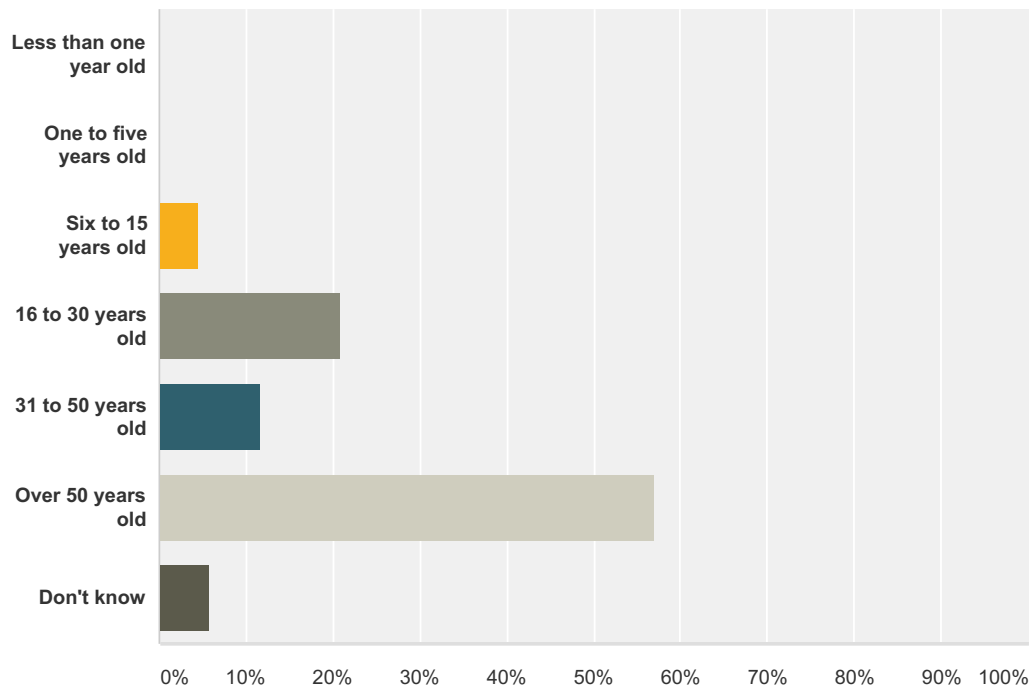


Answer Choices	Responses
Own	86.25% 69
Rent	12.50% 10
Other (please specify)	1.25% 1
Total	80

#	Other (please specify)	Date
1	Live with son	3/25/2015 11:25 AM

Q5 About how old is the home you live in, whether you own or rent?

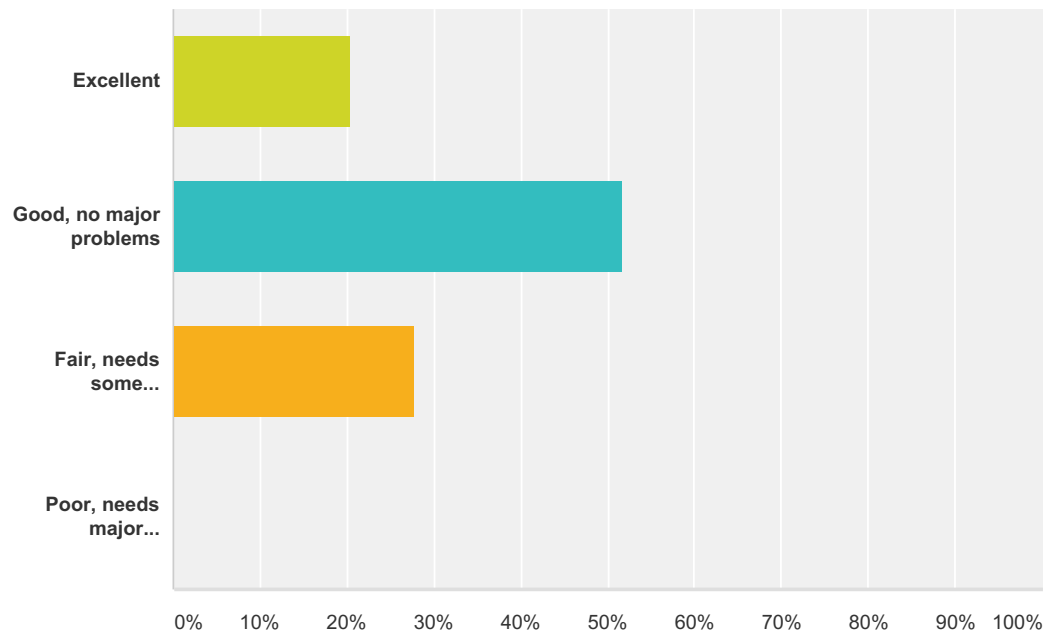
Answered: 86 Skipped: 10



Answer Choices	Responses
Less than one year old	0.00% 0
One to five years old	0.00% 0
Six to 15 years old	4.65% 4
16 to 30 years old	20.93% 18
31 to 50 years old	11.63% 10
Over 50 years old	56.98% 49
Don't know	5.81% 5
Total	86

Q6 What is the general condition of your home, whether you own or rent?

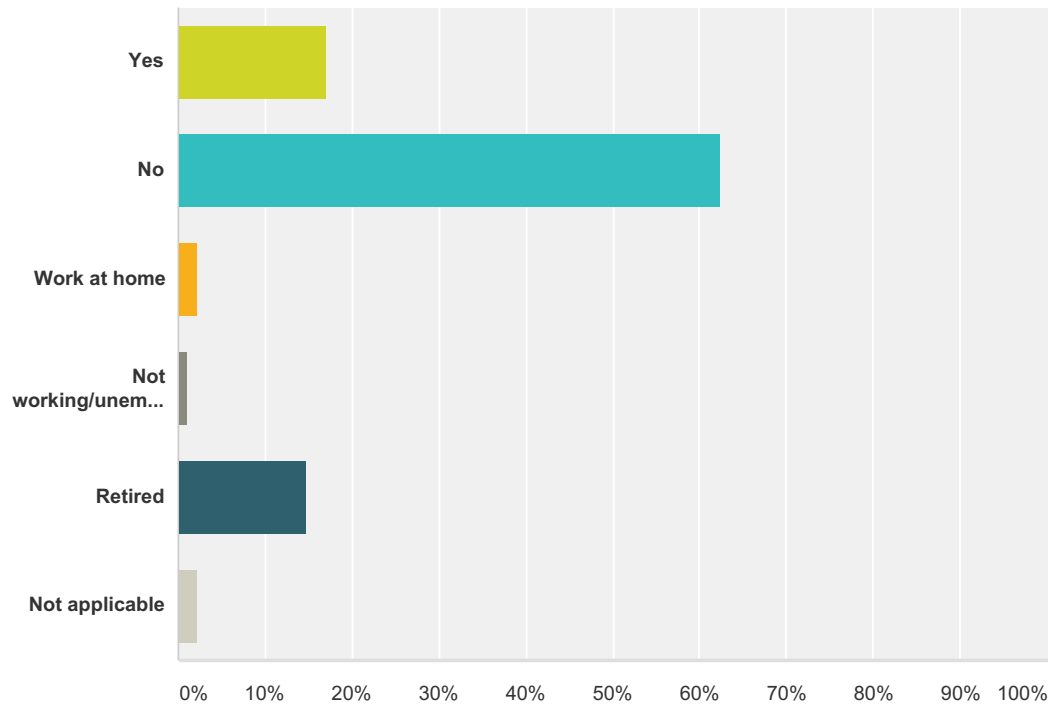
Answered: 83 Skipped: 13



Answer Choices	Responses	
Excellent	20.48%	17
Good, no major problems	51.81%	43
Fair, needs some improvements	27.71%	23
Poor, needs major renovation	0.00%	0
Total		83

Q7 Do you work in Derby?

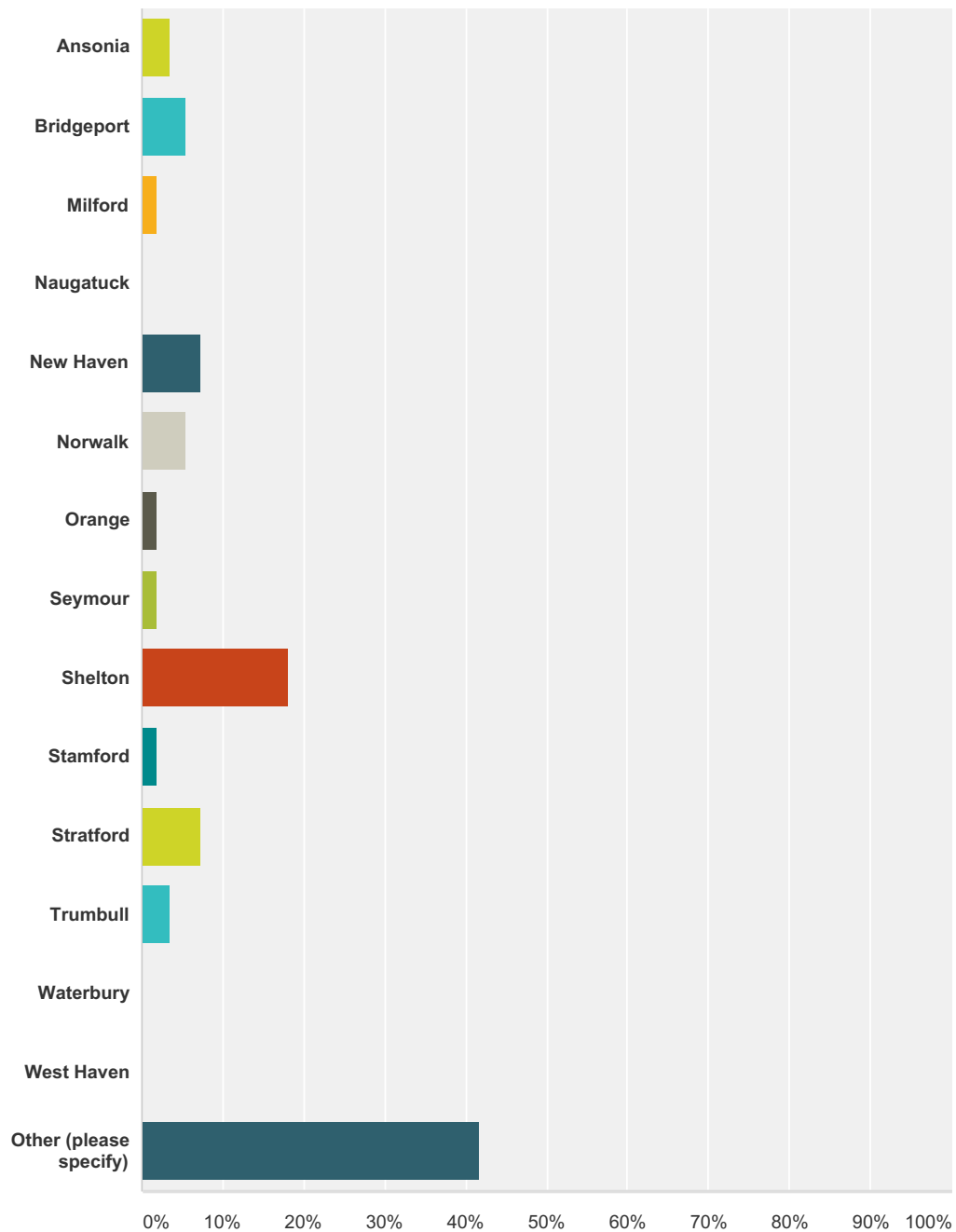
Answered: 88 Skipped: 8



Answer Choices	Responses	
Yes	17.05%	15
No	62.50%	55
Work at home	2.27%	2
Not working/unemployed	1.14%	1
Retired	14.77%	13
Not applicable	2.27%	2
Total		88

Q8 If you do not work in Derby, in which city do you work?

Answered: 55 Skipped: 41



Answer Choices	Responses
Ansonia	3.64% 2
Bridgeport	5.45% 3
Milford	1.82% 1

Derby POCD

Naugatuck	0.00%	0
New Haven	7.27%	4
Norwalk	5.45%	3
Orange	1.82%	1
Seymour	1.82%	1
Shelton	18.18%	10
Stamford	1.82%	1
Stratford	7.27%	4
Trumbull	3.64%	2
Waterbury	0.00%	0
West Haven	0.00%	0
Other (please specify)	41.82%	23
Total		55

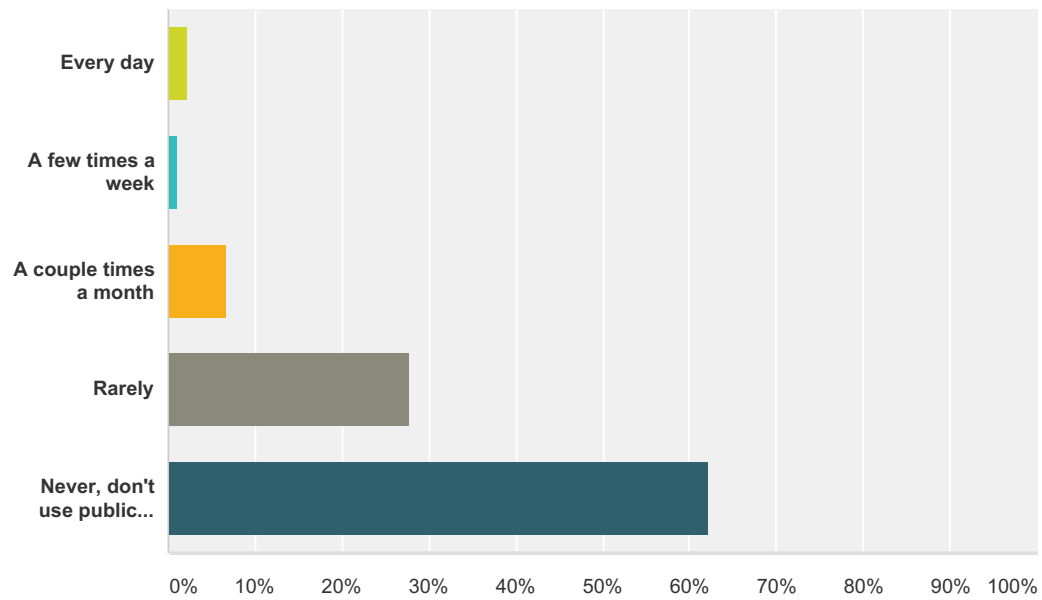
#	Other (please specify)	Date
1	East Haven	7/7/2015 2:00 PM
2	Hamden	7/7/2015 1:47 PM
3	Meriden	7/7/2015 12:19 PM
4	Freelance throughout the region	4/12/2015 11:20 AM
5	New York City	4/7/2015 11:59 PM
6	new haven	4/6/2015 12:23 PM
7	Wallingford	4/6/2015 2:46 AM
8	Hartford	4/4/2015 11:35 AM
9	Hartford	4/4/2015 5:04 AM
10	wallingford	4/3/2015 2:17 PM
11	branford	4/3/2015 8:09 AM
12	Landscaping anywhere	4/3/2015 2:06 AM
13	Valhalla, New York	3/26/2015 8:55 PM
14	N/A	3/26/2015 2:30 PM
15	Retired	3/25/2015 2:26 PM
16	Wallingford	3/25/2015 1:32 PM
17	Danbury	3/25/2015 12:08 PM
18	Woodbridge	3/25/2015 11:26 AM
19	retired	3/25/2015 11:09 AM
20	Hamden	3/25/2015 9:56 AM
21	Middletown	3/24/2015 2:41 PM

Derby POCD

22	retired	3/20/2015 1:38 PM
23	Danbury	3/18/2015 12:12 PM

Q9 Do you or your family use public transit?

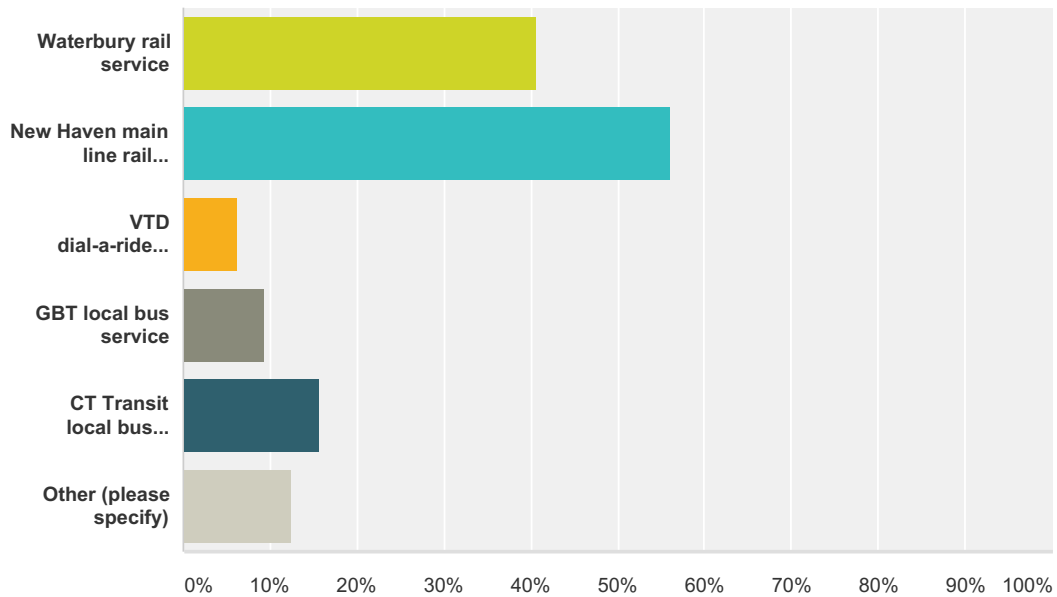
Answered: 90 Skipped: 6



Answer Choices	Responses	
Every day	2.22%	2
A few times a week	1.11%	1
A couple times a month	6.67%	6
Rarely	27.78%	25
Never, don't use public transit	62.22%	56
Total		90

**Q10 If you or your family use public transit,
please indicate which service. Please check
all that apply.**

Answered: 32 Skipped: 64



Answer Choices	Responses
Waterbury rail service	40.63% 13
New Haven main line rail service	56.25% 18
VTD dial-a-ride service	6.25% 2
GBT local bus service	9.38% 3
CT Transit local bus service	15.63% 5
Other (please specify)	12.50% 4
Total Respondents: 32	

#	Other (please specify)	Date
1	Metro north	4/3/2015 8:12 PM
2	train to west haven	3/26/2015 3:54 PM
3	Metro north	3/24/2015 2:41 PM
4	Access-A-Ride	3/23/2015 10:11 AM

Q11 In your opinion, what needs to be done to make train service more attractive and convenient?

Answered: 61 Skipped: 35

#	Responses	Date
1	Nicer rail cars; more frequent service	7/7/2015 2:00 PM
2	Better schedule	7/7/2015 1:55 PM
3	Build up the Main Street area so people would like to come to Derby	7/7/2015 1:52 PM
4	More frequent stops; more Valley stops	7/7/2015 1:47 PM
5	better lighting	7/7/2015 1:41 PM
6	Schedules; perks	7/7/2015 1:36 PM
7	Better parking arrangement; more attractive station with café & updating; safer atmosphere	7/7/2015 1:24 PM
8	Advertisement	7/7/2015 1:16 PM
9	Schedule, advertise, more destinations	7/7/2015 1:12 PM
10	Cheaper pricing and show signs that it even exists	7/7/2015 1:07 PM
11	Advertise; more frequent service	7/7/2015 12:51 PM
12	Advertise	7/7/2015 12:45 PM
13	Advertise	7/7/2015 12:42 PM
14	More marketing; cleaner	7/7/2015 12:37 PM
15	More times, better schedule	7/7/2015 12:19 PM
16	More convenient starting point	7/7/2015 12:12 PM
17	New station	7/7/2015 12:08 PM
18	Lighting, more trains	7/7/2015 12:04 PM
19	needs to run more frequently	7/7/2015 11:58 AM
20	Punctuality, clean environment, comfortable seats	7/7/2015 11:42 AM
21	Cleanliness. And attractive appearance.	4/13/2015 11:07 AM
22	Improve, repair, clean derby train area. Tracks are dirty, parking markings faded, under bridge needs improvement.	4/7/2015 11:59 PM
23	more trains	4/6/2015 12:23 PM
24	More frequent trains.	4/6/2015 9:52 AM
25	Easier to find schedule	4/6/2015 2:46 AM
26	I take train out of milford much easier	4/5/2015 9:36 AM
27	Clean up Derby Train Station. Install ticket kiosks at the station.	4/4/2015 11:35 AM
28	I've avoided the train service largely because of its low reliability, slow travel times, and relatively poor scheduling. Though already this is poised to change, eliminating the currently required train changeovers in New Haven, increasing frequency and reliability (perhaps even track quality for speed) are a good start, with unification and electrification making the branch a solid addition to the existing NE Corridor.	4/4/2015 5:04 AM

Derby POCD

29	Derby Is @ GHOAST TOWN EMPTY and the POLICE Are Bullies and Babies.O Sullivan's Island is @ Toxic DUMP and the river's SMELL from all the chemicals and PCBS . The state park	4/3/2015 10:52 AM
30	More trains during peak and off peak times.	4/3/2015 10:21 AM
31	Shut it down	4/3/2015 8:09 AM
32	Some ideas that I have in mind would be to maybe put like a store or something convenient for the people who are waiting maybe a dunking donuts would attract a lot of people or maybe just a mini market not really major.	4/3/2015 2:06 AM
33	The station could use some updating. It would be used more if you did not have to make a transfer.	4/2/2015 10:15 PM
34	More trains	4/2/2015 9:27 PM
35	Better side walks surrounding the train station.. also lighting for safety purposes	4/2/2015 9:10 PM
36	It isn't accessible enough or known about.	3/26/2015 9:03 PM
37	I think that the Metro North Station should not look abandoned. I think that the train needs to run through Derby more often in case people want to take the train, but can't because of the schedule.	3/26/2015 8:55 PM
38	Cost , cleanliness and better conecting tines.	3/26/2015 3:54 PM
39	Make the train station more visible to the townsfolk and show the schedule for the train.	3/26/2015 2:30 PM
40	put a bus service from bpt. to Waterbury,some local and express runs to run in between the train service	3/26/2015 6:54 AM
41	More trains Better scheduling	3/25/2015 4:04 PM
42	N/A	3/25/2015 3:04 PM
43	More trains.	3/25/2015 2:26 PM
44	More frequent train service between Derby and Bridgeport/New Haven line	3/25/2015 1:51 PM
45	Safe and comfortable access.	3/25/2015 1:32 PM
46	More trains more frequently.	3/25/2015 12:53 PM
47	More trains to and from Bridgeport at night. This would attract the younger population to use it to get to the nightlife in NYC, South Norwalk, and Stamford.	3/25/2015 12:35 PM
48	More parking at the RR Stations	3/25/2015 9:56 AM
49	More destinations in Fairfield and new haven county	3/24/2015 2:41 PM
50	Trains running more frequently than every three hours.	3/24/2015 12:24 PM
51	Clean and Convenient	3/23/2015 8:05 PM
52	More trains	3/23/2015 12:56 PM
53	I know that majority of the residence have cars to get around in the city, but maybe bus service can be made a lil more accessible to get to in order to get to the trains. For anyone in my family who would like to use public transportation would need to walk a great distance to get there.	3/23/2015 10:11 AM
54	Clean place to wait	3/22/2015 1:48 PM
55	more runs	3/21/2015 4:15 PM
56	Build a decent train station	3/21/2015 2:39 AM
57	Reliable system. Direct to NY	3/20/2015 1:38 PM
58	More frequent trains that run at times that are convenient for commuters for the Waterbury branch. Better parking for New Haven main line.	3/18/2015 1:23 PM
59	Get rid of the eye-sore Beard Concrete and Gravel site and make it into a corpoate area.	3/18/2015 12:12 PM
60	Trains need to run more frequently.	3/18/2015 9:24 AM
61	Clean it up and have inside waiting	3/18/2015 8:28 AM

Q12 In your opinion, what needs to be done to make bus service more attractive and convenient?

Answered: 37 Skipped: 59

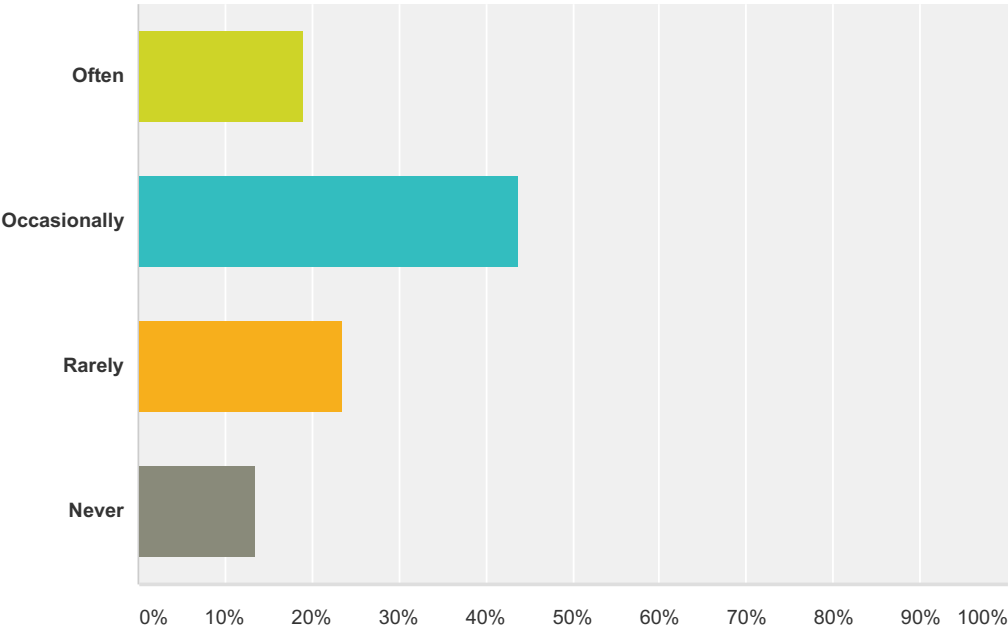
#	Responses	Date
1	Have bus loop into WalMart	7/7/2015 2:00 PM
2	Better schedule	7/7/2015 1:55 PM
3	Trolley service with stops at local shopping centers, museums, libraries & schools and other Derby facilities of interest	7/7/2015 1:47 PM
4	more bus stops	7/7/2015 1:16 PM
5	Clean buses	7/7/2015 1:12 PM
6	Cleaner and stop in more places	7/7/2015 1:07 PM
7	Cleaner	7/7/2015 12:45 PM
8	Cleaner	7/7/2015 12:42 PM
9	cleaner; make known	7/7/2015 12:37 PM
10	shelters	7/7/2015 12:19 PM
11	Improvements, better schedules.	4/7/2015 11:59 PM
12	More stops	4/6/2015 2:46 AM
13	No comment.	4/4/2015 11:35 AM
14	I don't have much opinion here.	4/4/2015 5:04 AM
15	None	4/3/2015 10:21 AM
16	Shut it down	4/3/2015 8:09 AM
17	There is really nothing wrong with the busses in derby they are fine	4/3/2015 2:06 AM
18	?	4/2/2015 10:15 PM
19	More service	4/2/2015 9:27 PM
20	I have no idea where the bus stops are. I think that there should be signs, shelter and a schedule. I also think that the bus need to run more often.	3/26/2015 8:55 PM
21	Not to many questionable characters	3/26/2015 3:54 PM
22	N/A	3/26/2015 2:30 PM
23	like I said in question # 11 run more service in between the train service both directions	3/26/2015 6:54 AM
24	No knowledge	3/25/2015 4:04 PM
25	N/A	3/25/2015 3:04 PM
26	Be on time.	3/25/2015 2:26 PM
27	Safe and convenience of access.	3/25/2015 1:32 PM
28	Newer cleaner busses, better routes and shorter transit times	3/24/2015 2:41 PM
29	Never ridden the bus around here.	3/24/2015 12:24 PM
30	Clean and convenient	3/23/2015 8:05 PM

Derby POCD

31	don't know	3/23/2015 12:56 PM
32	Same as above.	3/23/2015 10:11 AM
33	Clean place to wait	3/22/2015 1:48 PM
34	clean and safe areas to wait	3/21/2015 4:15 PM
35	?	3/20/2015 1:38 PM
36	The surroundings	3/18/2015 12:12 PM
37	more convient	3/18/2015 8:28 AM

Q13 Do you or your family walk around town?

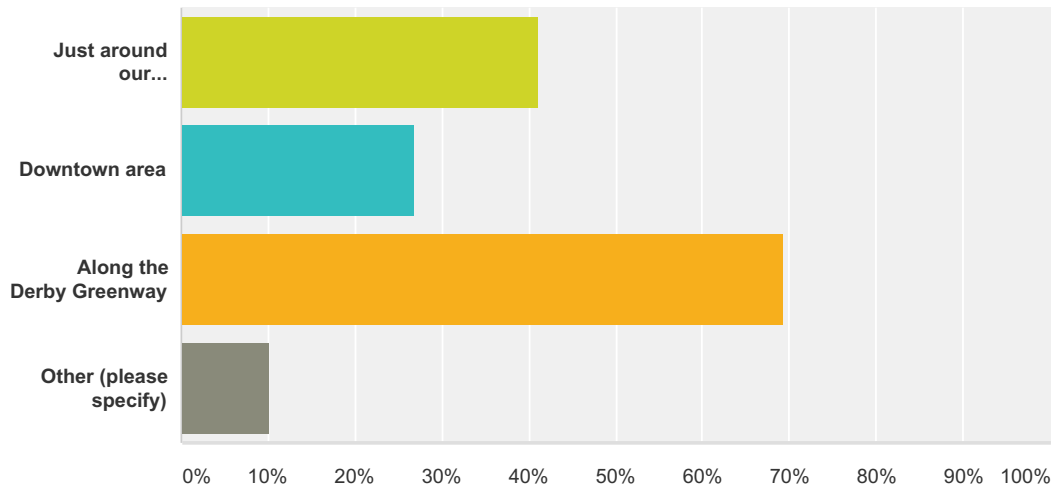
Answered: 89 Skipped: 7



Answer Choices	Responses	
Often	19.10%	17
Occasionally	43.82%	39
Rarely	23.60%	21
Never	13.48%	12
Total		89

Q14 If you or your family enjoy walking around town, where do you most often walk?

Answered: 78 Skipped: 18

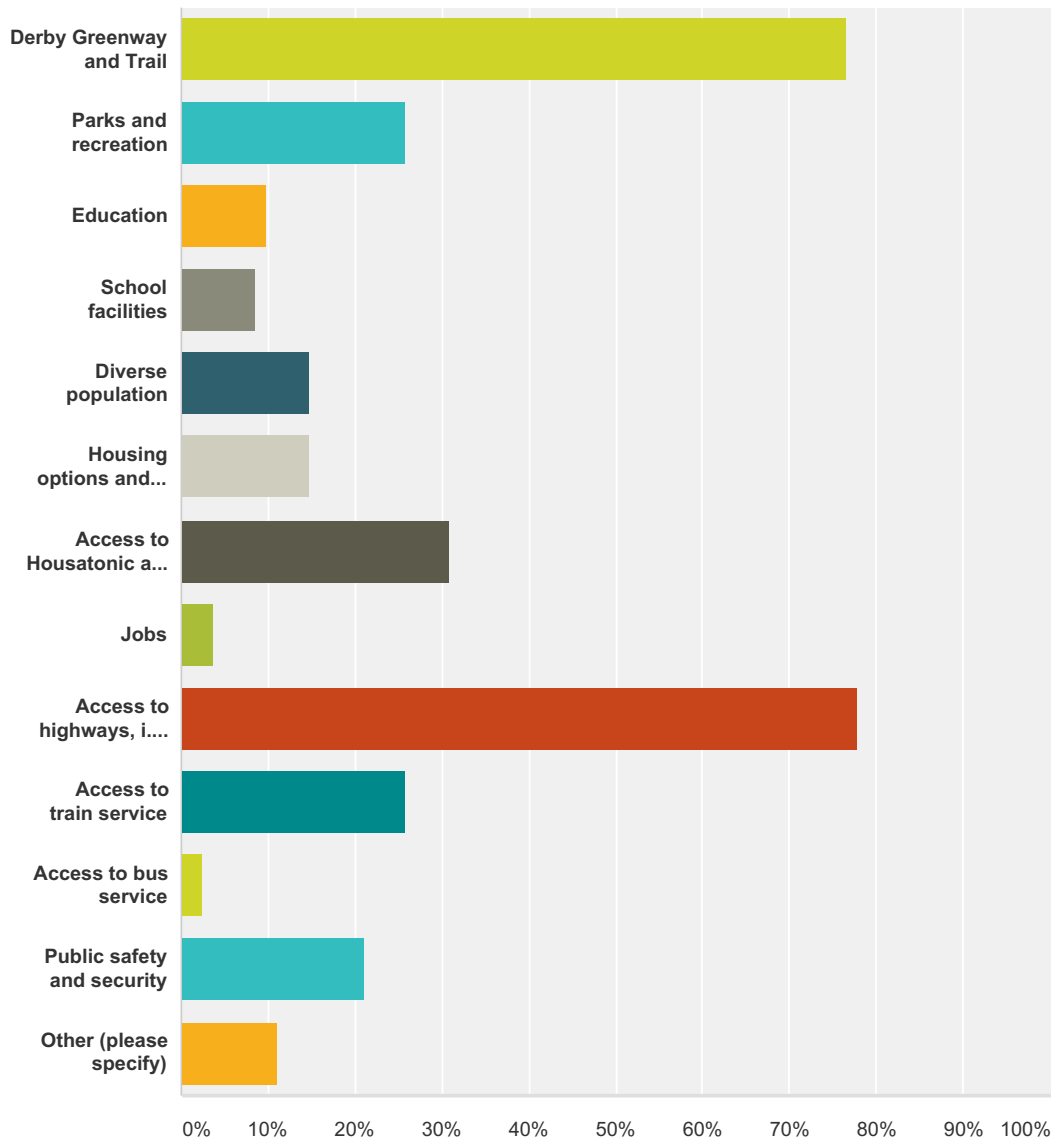


Answer Choices	Responses	
Just around our neighborhood	41.03%	32
Downtown area	26.92%	21
Along the Derby Greenway	69.23%	54
Other (please specify)	10.26%	8
Total Respondents: 78		

#	Other (please specify)	Date
1	go to school	7/7/2015 1:16 PM
2	Osborne dale park.	4/7/2015 11:59 PM
3	Kelloggs/Osbornedale	4/4/2015 5:04 AM
4	Not the Ghost Town Downtown	4/3/2015 10:52 AM
5	Riverwalk	3/26/2015 2:30 PM
6	O'sullivan Island	3/25/2015 5:31 PM
7	State park	3/25/2015 2:26 PM
8	ryan field	3/25/2015 12:08 PM

Q15 In your opinion, what are the best features and assets in Derby? Check up to five.

Answered: 81 Skipped: 15



Answer Choices	Responses	
Derby Greenway and Trail	76.54%	62
Parks and recreation	25.93%	21
Education	9.88%	8
School facilities	8.64%	7
Diverse population	14.81%	12
Housing options and affordability	14.81%	12

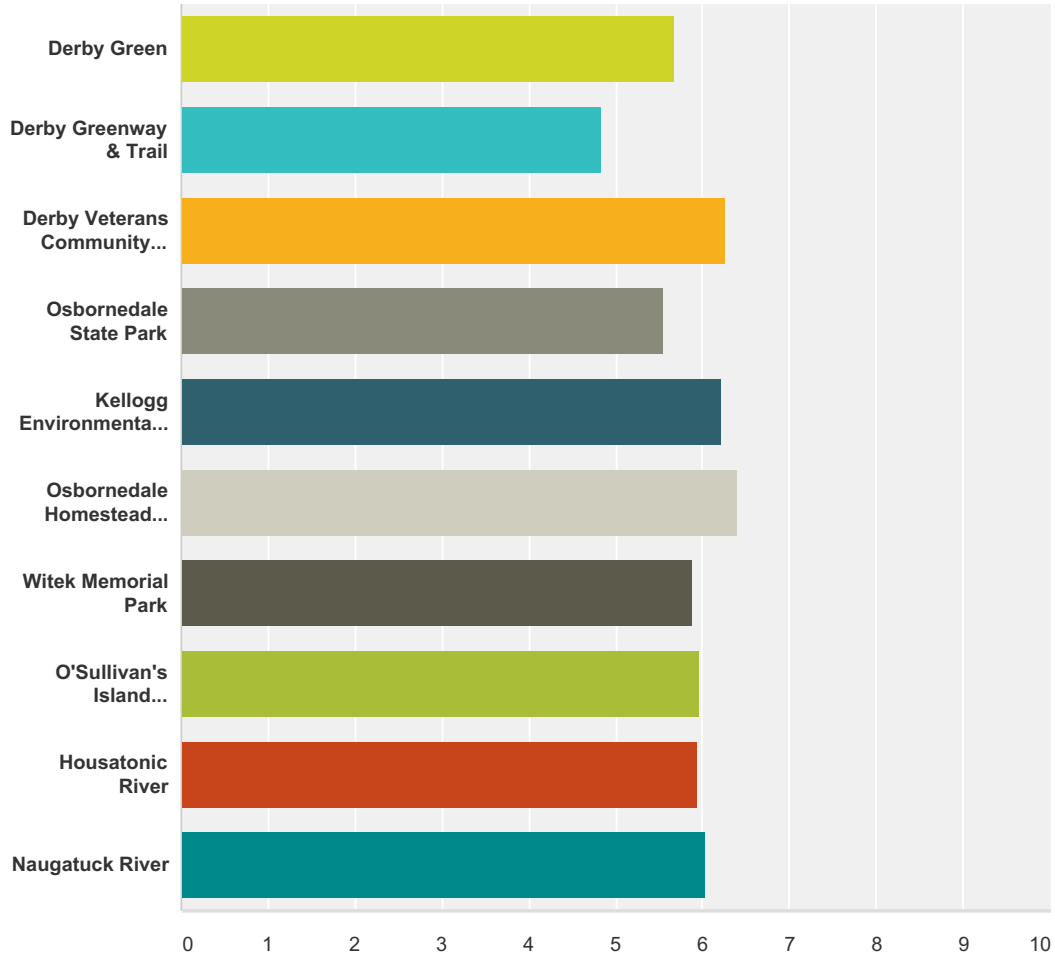
Derby POCD

Access to Housatonic and Naugatuck Rivers	30.86%	25
Jobs	3.70%	3
Access to highways, i.e. Route 8 and Route 34	77.78%	63
Access to train service	25.93%	21
Access to bus service	2.47%	2
Public safety and security	20.99%	17
Other (please specify)	11.11%	9
Total Respondents: 81		

#	Other (please specify)	Date
1	Community, the people	4/6/2015 2:57 AM
2	Osbornedale State Park Kellogg Center and the Osbornedale Museum and Ryan Field	4/3/2015 10:55 AM
3	More businesses	4/3/2015 2:39 AM
4	N/A	3/26/2015 2:36 PM
5	Derby Green	3/25/2015 4:10 PM
6	shops and businesses	3/25/2015 1:43 PM
7	Storms ambulance and fire trucks (hero ,s)	3/25/2015 11:33 AM
8	Griffin Hospital; public utilities ie gas, water, sewers; central location to everywhere	3/25/2015 11:32 AM
9	Small town atmosphere	3/18/2015 9:30 AM

Q16 How often do you visit or use one of the following parks or recreation areas?

Answered: 83 Skipped: 13



	Every day	4-6 times a week	1-3 times a week	2-3 times a month	Once a month	Rarely	Never	Total	Weighted Average
Derby Green	4.94% 4	0.00% 0	6.17% 5	3.70% 3	11.11% 9	45.68% 37	28.40% 23	81	5.67
Derby Greenway & Trail	0.00% 0	8.75% 7	12.50% 10	13.75% 11	28.75% 23	22.50% 18	13.75% 11	80	4.85
Derby Veterans Community Center	1.28% 1	1.28% 1	0.00% 0	2.56% 2	12.82% 10	26.92% 21	55.13% 43	78	6.26
Osbornedale State Park	2.41% 2	3.61% 3	2.41% 2	9.64% 8	10.84% 9	51.81% 43	19.28% 16	83	5.55
Kellogg Environmental Center	2.50% 2	0.00% 0	2.50% 2	1.25% 1	6.25% 5	36.25% 29	51.25% 41	80	6.22
Osbornedale Homestead Museum	2.56% 2	0.00% 0	0.00% 0	1.28% 1	2.56% 2	35.90% 28	57.69% 45	78	6.40
Witek Memorial Park	1.23% 1	1.23% 1	3.70% 3	7.41% 6	16.05% 13	29.63% 24	40.74% 33	81	5.88

Derby POCD

O'Sullivan's Island Recreation Park	2.50% 2	1.25% 1	3.75% 3	7.50% 6	13.75% 11	16.25% 13	55.00% 44	80	5.97
Housatonic River	2.44% 2	2.44% 2	4.88% 4	7.32% 6	7.32% 6	21.95% 18	53.66% 44	82	5.95
Naugatuck River	3.75% 3	1.25% 1	5.00% 4	5.00% 4	7.50% 6	17.50% 14	60.00% 48	80	6.04

Q17 What programs, facilities or activities would like to see offered at these parks and recreation areas that would encourage you to visit more?

Answered: 37 Skipped: 59

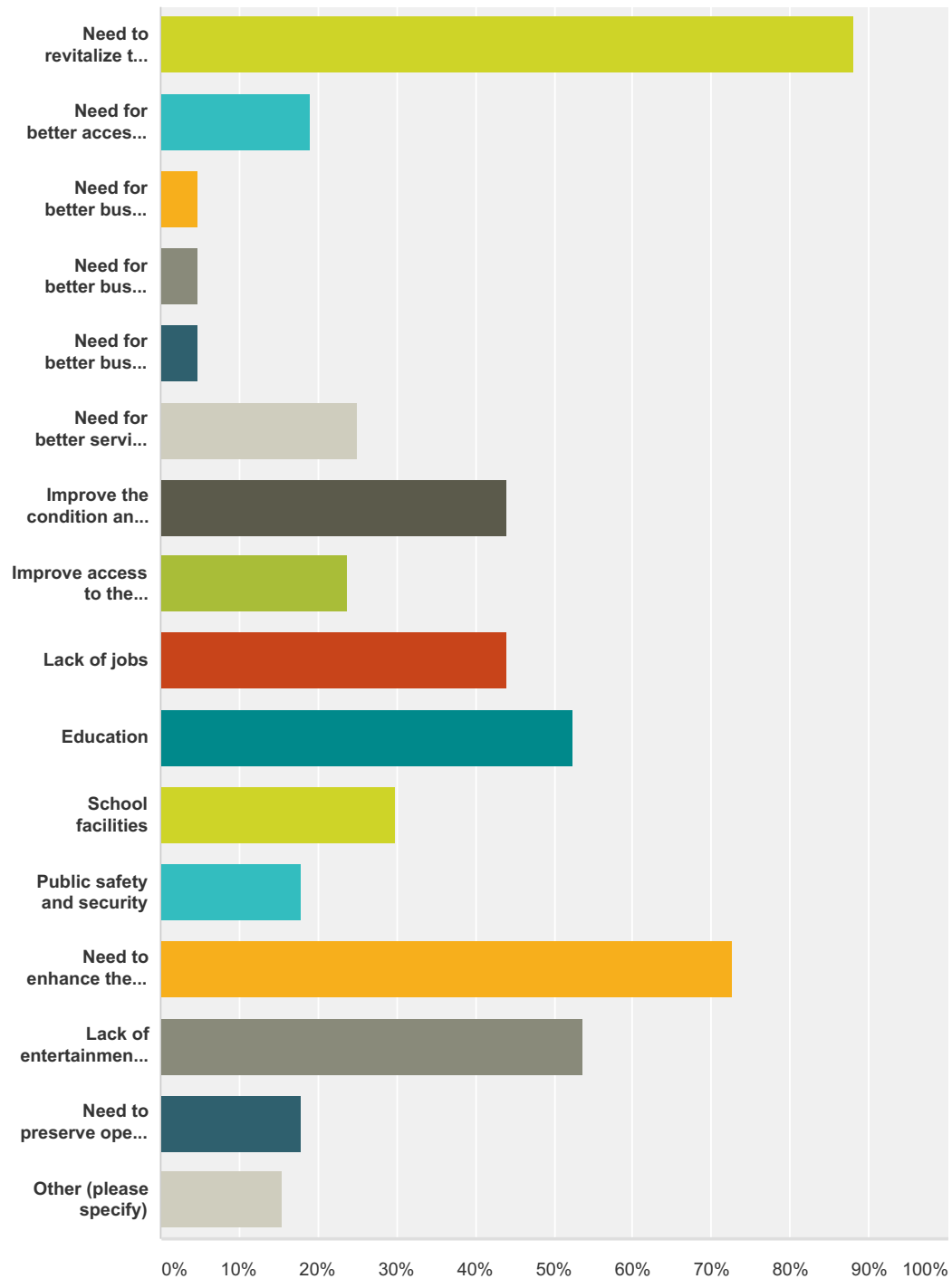
#	Responses	Date
1	Dog access	7/7/2015 1:40 PM
2	some environmental/nature talks and cultural/history talks	7/7/2015 1:28 PM
3	sports games	7/7/2015 1:19 PM
4	Drive in theater	7/7/2015 1:14 PM
5	Movies	7/7/2015 12:58 PM
6	Organized activities	7/7/2015 12:48 PM
7	Races	7/7/2015 12:44 PM
8	Hiking, more trails	7/7/2015 12:39 PM
9	more facilities for children	7/7/2015 12:06 PM
10	Cleaner looking areas. access to the rivers. Demolishing of blighted buildings. (Building across the street from dew drop. Is a old factory I think) the whole water side of the road can be improved greatly and it will help derby so much. Improvements in the veteran center and around outside area. Clean up of derby trail. Graffiti removal.	4/8/2015 12:21 AM
11	more guided programs, perhaps hikes, snowshoeing in Osbornedale, kayaking	4/6/2015 2:50 PM
12	Playgrounds, community activities (e.g fairs), health equipment	4/6/2015 2:57 AM
13	Improved boat ramp at O'Sullivan's Island. Clean-up of east bank of Naugatuck River visible from Greenway.	4/4/2015 11:43 AM
14	Better restrooms	4/3/2015 2:24 PM
15	More fields and a swimming pool.	4/3/2015 10:25 AM
16	Well in some parks you should include some places for kids to play in and not be so bored after a while to enjoy there time there and wanting to come back with families also that will enjoy maybe even a small picnic area for people	4/3/2015 2:39 AM
17	Dog walking should be allowed on the greenway	4/2/2015 10:25 PM
18	None	4/2/2015 9:30 PM
19	I would like to see a play ground or splash pad for kids.	4/2/2015 9:15 PM
20	A nice playground for the kids.	4/2/2015 9:07 PM
21	Outdoor course of some sort.Fishing, and boating	3/25/2015 5:35 PM
22	Let people walk dogs on the walkway again, and ENFORCE the law about the people who donot pick up after their dogs, I think you would see more people on the Greenway.	3/25/2015 2:37 PM
23	Bingo,craft fairs, vendors, cook offs, volleyball,	3/25/2015 1:43 PM
24	Check out West Havens Parks & Rec website. WH offers a lot. Including free tickets to some events at SCSU Lyman Center. We miss that after moving to Derby	3/25/2015 12:58 PM
25	Music "festivals"/gatherings, adult and youth recreational sport tournaments	3/25/2015 12:42 PM
26	Recreation resources are more than adequate. Those that want an activity can certainly find what they are looking for by speaking to the fine Parks & Recreation Director.	3/25/2015 11:32 AM

Derby POCD

27	More festivals or kids activities	3/25/2015 10:49 AM
28	Nature walks, night tours, holiday themed events	3/24/2015 2:59 PM
29	Self-use work out areas.	3/23/2015 8:09 PM
30	Something for families	3/23/2015 7:30 PM
31	Work out stations self guided	3/22/2015 1:53 PM
32	self guided activities	3/21/2015 4:20 PM
33	?	3/20/2015 1:46 PM
34	More direct access to the rivers. If Pink House Cove area is city owned it would be nice to have better access to it.	3/18/2015 1:30 PM
35	It's mainly making myself available	3/18/2015 12:25 PM
36	better rest room facilities	3/18/2015 9:30 AM
37	I like passive recreation	3/18/2015 8:31 AM

**Q18 In your opinion, what are the most important issues or problems facing Derby?
Please indicate up to five issues.**

Answered: 84 Skipped: 12



Answer Choices	Responses	
Need to revitalize the downtown area	88.10%	74

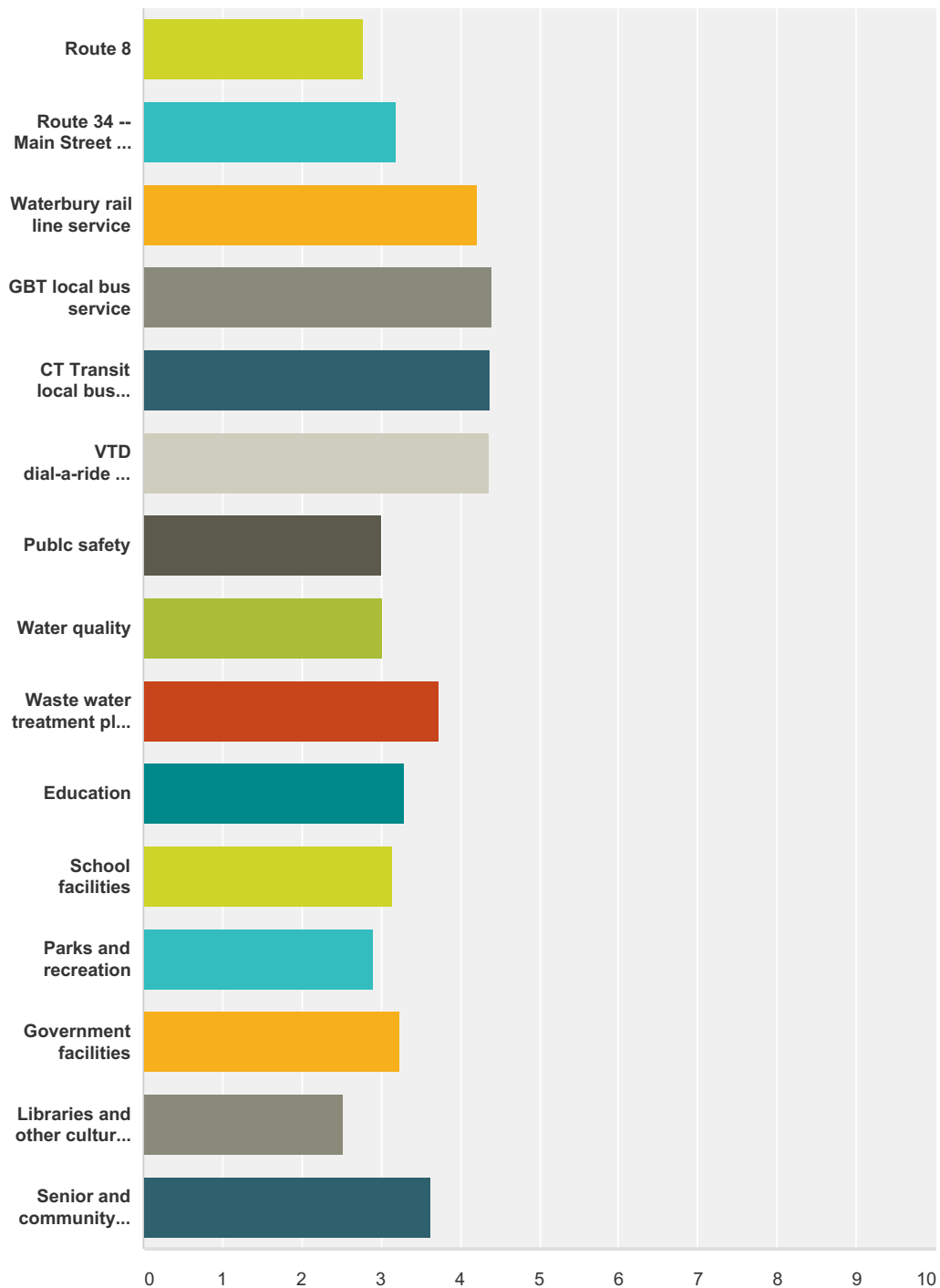
Derby POCD

Need for better access to highways, i.e. Route 8	19.05%	16
Need for better bus service to Bridgeport	4.76%	4
Need for better bus service to Waterbury	4.76%	4
Need for better bus service to New Haven	4.76%	4
Need for better service on the Waterbury rail line	25.00%	21
Improve the condition and quality of housing	44.05%	37
Improve access to the Housatonic & Naugatuck Rivers	23.81%	20
Lack of jobs	44.05%	37
Education	52.38%	44
School facilities	29.76%	25
Public safety and security	17.86%	15
Need to enhance the appearance of Derby	72.62%	61
Lack of entertainment and dining options	53.57%	45
Need to preserve open space	17.86%	15
Other (please specify)	15.48%	13
Total Respondents: 84		

#	Other (please specify)	Date
1	Racism; bullying	7/7/2015 12:58 PM
2	Blighted properties should be demolished. Water side of derby should be fully developed. Bridge to Shelton needs a lot of improvements. Old bridge that looks rusty should be painted or fix in whatever way possible. Downtown needs a lot of work.	4/8/2015 12:21 AM
3	Taxes are too high	4/3/2015 8:14 AM
4	Need to ensure all wildlife is kept safe	3/26/2015 9:20 PM
5	The way Derby look is depressing. It looks rundown.	3/26/2015 9:05 PM
6	thin population density	3/26/2015 4:11 PM
7	Need to build apartments and/or condos in downtown area to attract younger families to boost economy and improve numbers in school system	3/25/2015 12:42 PM
8	traffic and parking	3/25/2015 11:33 AM
9	Until we have a stable financial tax base that supports capital improvements, Derby will remain behind the "8" ball. We do not need more residential development, we need commercial and industrial development and we have to be very careful not to give away our dwindling open spaces. Get Rte 34 DONE!	3/25/2015 11:32 AM
10	Need another connector to RT 8 to eliminate the East Derby traffic congestion	3/25/2015 11:31 AM
11	Give up on downtown, eliminate horrendous traffic and improve waterway access	3/24/2015 2:59 PM
12	retail shops	3/22/2015 1:53 PM
13	economy & upcoming tax increases	3/18/2015 9:30 AM

Q19 How would you rate the following public services and facilities?

Answered: 81 Skipped: 15



	Excellent	Very Good	Good	Fair	Poor	Don't know	Total	Weighted Average
Route 8	6.41% 5	24.36% 19	41.03% 32	17.95% 14	6.41% 5	3.85% 3	78	2.77

Derby POCD

Route 34 -- Main Street & Roosevelt Drive	3.80% 3	6.33% 5	26.58% 21	31.65% 25	30.38% 24	1.27% 1	79	3.19
Waterbury rail line service	0.00% 0	0.00% 0	9.72% 7	13.89% 10	30.56% 22	45.83% 33	72	4.22
GBT local bus service	0.00% 0	0.00% 0	11.11% 8	15.28% 11	6.94% 5	66.67% 48	72	4.40
CT Transit local bus service	0.00% 0	2.86% 2	10.00% 7	12.86% 9	7.14% 5	67.14% 47	70	4.39
VTD dial-a-ride bus service	0.00% 0	4.23% 3	9.86% 7	12.68% 9	5.63% 4	67.61% 48	71	4.37
Public safety	0.00% 0	20.78% 16	35.06% 27	29.87% 23	7.79% 6	6.49% 5	77	3.00
Water quality	3.90% 3	9.09% 7	50.65% 39	19.48% 15	14.29% 11	2.60% 2	77	3.03
Waste water treatment plant and system	0.00% 0	2.70% 2	17.57% 13	21.62% 16	40.54% 30	17.57% 13	74	3.73
Education	2.56% 2	12.82% 10	15.38% 12	25.64% 20	39.74% 31	3.85% 3	78	3.29
School facilities	3.85% 3	11.54% 9	30.77% 24	25.64% 20	21.79% 17	6.41% 5	78	3.15
Parks and recreation	2.60% 2	22.08% 17	35.06% 27	25.97% 20	10.39% 8	3.90% 3	77	2.91
Government facilities	1.33% 1	12.00% 9	37.33% 28	28.00% 21	5.33% 4	16.00% 12	75	3.23
Libraries and other cultural facilities	14.10% 11	26.92% 21	46.15% 36	7.69% 6	2.56% 2	2.56% 2	78	2.53
Senior and community centers	3.80% 3	10.13% 8	27.85% 22	15.19% 12	5.06% 4	37.97% 30	79	3.63

Q20 Please indicate any other public facility or service not listed in Question 19.

Answered: 10 Skipped: 86

Answer Choices	Responses
Other facility/service 1	100.00% 10
Other facility/service 2	50.00% 5
Other facility/service 3	40.00% 4
Other facility/service 4	40.00% 4

#	Other facility/service 1	Date
1	Community center	7/7/2015 1:44 PM
2	Griffen Hospital	7/7/2015 1:40 PM
3	Roads	7/7/2015 1:35 PM
4	Snow removal and tree cutting	4/8/2015 12:21 AM
5	Sidewalks	4/6/2015 2:57 AM
6	Public Works	4/4/2015 11:43 AM
7	public works	3/26/2015 4:11 PM
8	n/a	3/26/2015 7:24 AM
9	N/A	3/25/2015 3:13 PM
10	Athletic facilities	3/18/2015 12:25 PM

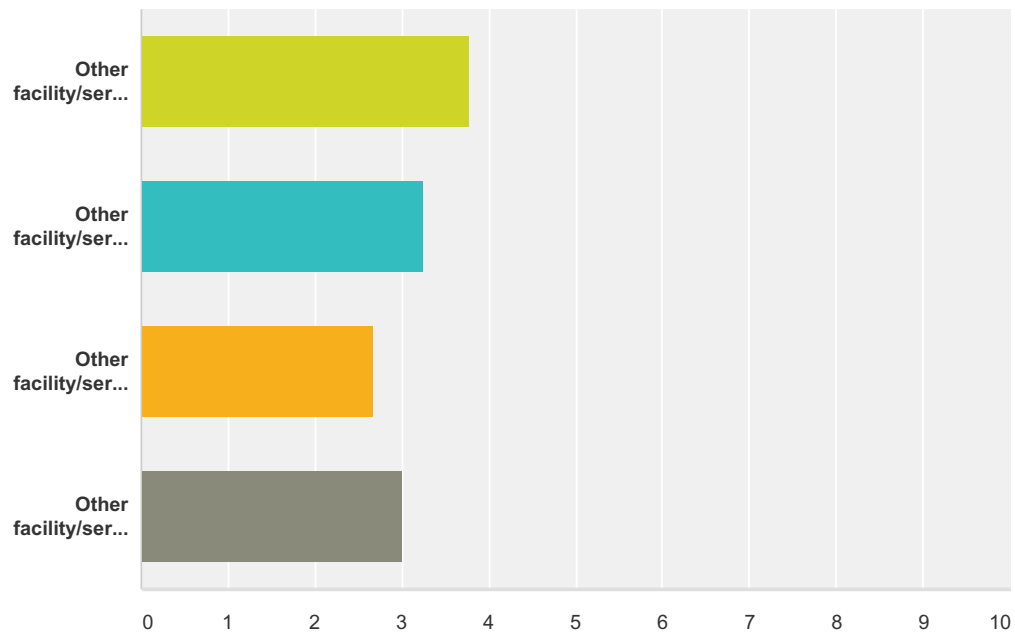
#	Other facility/service 2	Date
1	Sterling Opera House	7/7/2015 1:40 PM
2	N/A	4/8/2015 12:21 AM
3	public works winter	3/26/2015 4:11 PM
4	n/a	3/26/2015 7:24 AM
5	N/A	3/25/2015 3:13 PM

#	Other facility/service 3	Date
1	N/A	4/8/2015 12:21 AM
2	public works fall	3/26/2015 4:11 PM
3	n/a	3/26/2015 7:24 AM
4	N/A	3/25/2015 3:13 PM

#	Other facility/service 4	Date
1	N/A	4/8/2015 12:21 AM
2	public works summer	3/26/2015 4:11 PM
3	n/a	3/26/2015 7:24 AM
4	N/A	3/25/2015 3:13 PM

Q21 Please rate the public facilities and services you listed above...

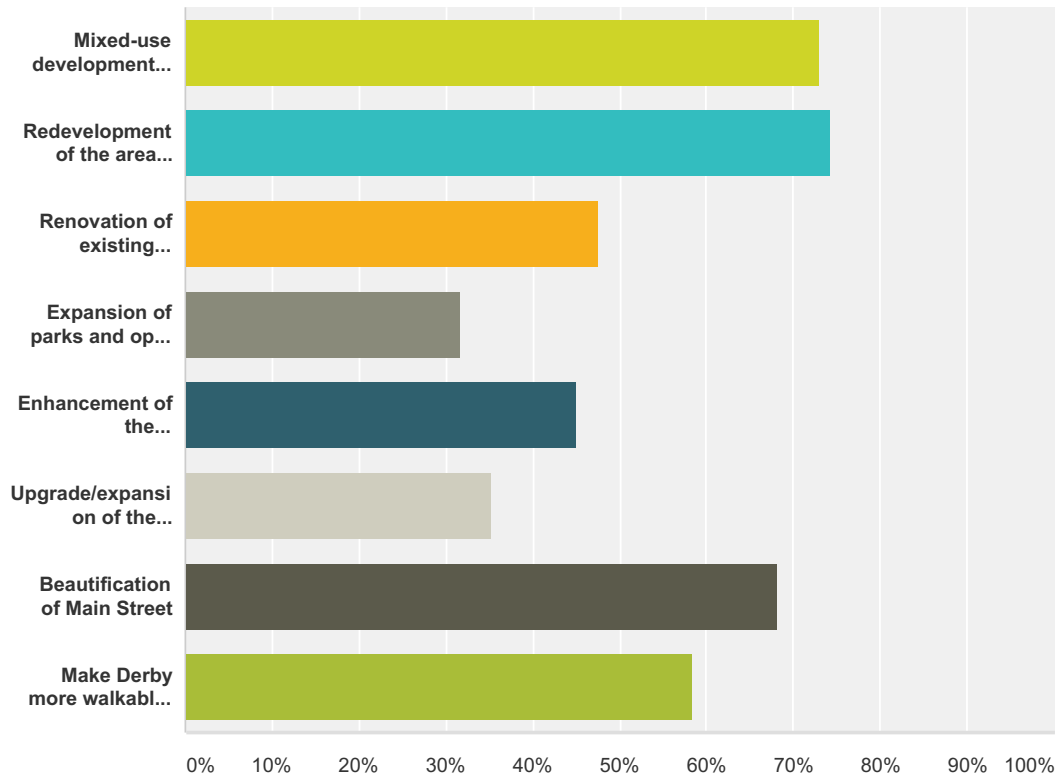
Answered: 9 Skipped: 87



	Excellent	Very Good	Good	Fair	Poor	Total	Weighted Average
Other facility/service 1	11.11% 1	11.11% 1	0.00% 0	44.44% 4	33.33% 3	9	3.78
Other facility/service 2	25.00% 1	0.00% 0	25.00% 1	25.00% 1	25.00% 1	4	3.25
Other facility/service 3	33.33% 1	0.00% 0	33.33% 1	33.33% 1	0.00% 0	3	2.67
Other facility/service 4	33.33% 1	0.00% 0	0.00% 0	66.67% 2	0.00% 0	3	3.00

Q22 The city wants to use the POCD to guide its strategic decision-making over the next 5 to 10 years. In your opinion, where should the city focus its planning and economic development efforts? Please indicate up to five factors.

Answered: 82 Skipped: 14



Answer Choices	Responses	
Mixed-use development (commercial, retail & housing) in downtown	73.17%	60
Redevelopment of the area south of Main Street	74.39%	61
Renovation of existing housing	47.56%	39
Expansion of parks and open spaces	31.71%	26
Enhancement of the Derby-Shelton rail station	45.12%	37
Upgrade/expansion of the wastewater treatment plant	35.37%	29
Beautification of Main Street	68.29%	56
Make Derby more walkable and bike-friendly	58.54%	48
Total Respondents: 82		

Q23 Please indicate any other focus areas not listed in Question 22.

Answered: 15 Skipped: 81

Answer Choices	Responses
Other focus area 1	100.00% 15
Other focus area 2	53.33% 8
Other focus area 3	20.00% 3
Other focus area 4	20.00% 3

#	Other focus area 1	Date
1	Development of train station area	7/7/2015 1:50 PM
2	Main Street Development	7/7/2015 1:35 PM
3	Education	7/7/2015 1:19 PM
4	Water front	4/8/2015 12:21 AM
5	Education	4/6/2015 2:57 AM
6	bringing our house values up	4/2/2015 10:16 PM
7	play grounds	4/2/2015 9:15 PM
8	Ensuring the safety of wildlife	3/26/2015 9:20 PM
9	School Education	3/26/2015 2:36 PM
10	N/A	3/25/2015 3:13 PM
11	Parks and Rec services/events/options	3/25/2015 12:58 PM
12	The treatment plant is getting millions. They had better do it right and completely.	3/25/2015 11:32 AM
13	Bring light industry and jobs to the city	3/24/2015 2:59 PM
14	department store	3/21/2015 4:20 PM
15	Indoor Athletic Facility should be located in and all around the Houstanic Lumber area	3/18/2015 12:25 PM

#	Other focus area 2	Date
1	High School	7/7/2015 1:19 PM
2	Blighted properties	4/8/2015 12:21 AM
3	fixing roads	4/2/2015 10:16 PM
4	splash pad	4/2/2015 9:15 PM
5	N/A	3/25/2015 3:13 PM
6	Community pride and spirit. We have been stagnant for too long and the politicians propose but then get bogged down.	3/25/2015 11:32 AM
7	Build housing and light commercial and river recreational areas on south main st	3/24/2015 2:59 PM
8	Corporate buildings to replace Beard Concrete Gravel area	3/18/2015 12:25 PM

#	Other focus area 3	Date
1	Trails	4/8/2015 12:21 AM

Derby POCD

2	improve teachers	4/2/2015 9:15 PM
3	N/A	3/25/2015 3:13 PM
#	Other focus area 4	Date
1	Water front along river side and surrounding areas.	4/8/2015 12:21 AM
2	afterschool programs	4/2/2015 9:15 PM
3	N/A	3/25/2015 3:13 PM

Q24 What strategies should the city use to promote economic development?

Answered: 31 Skipped: 65

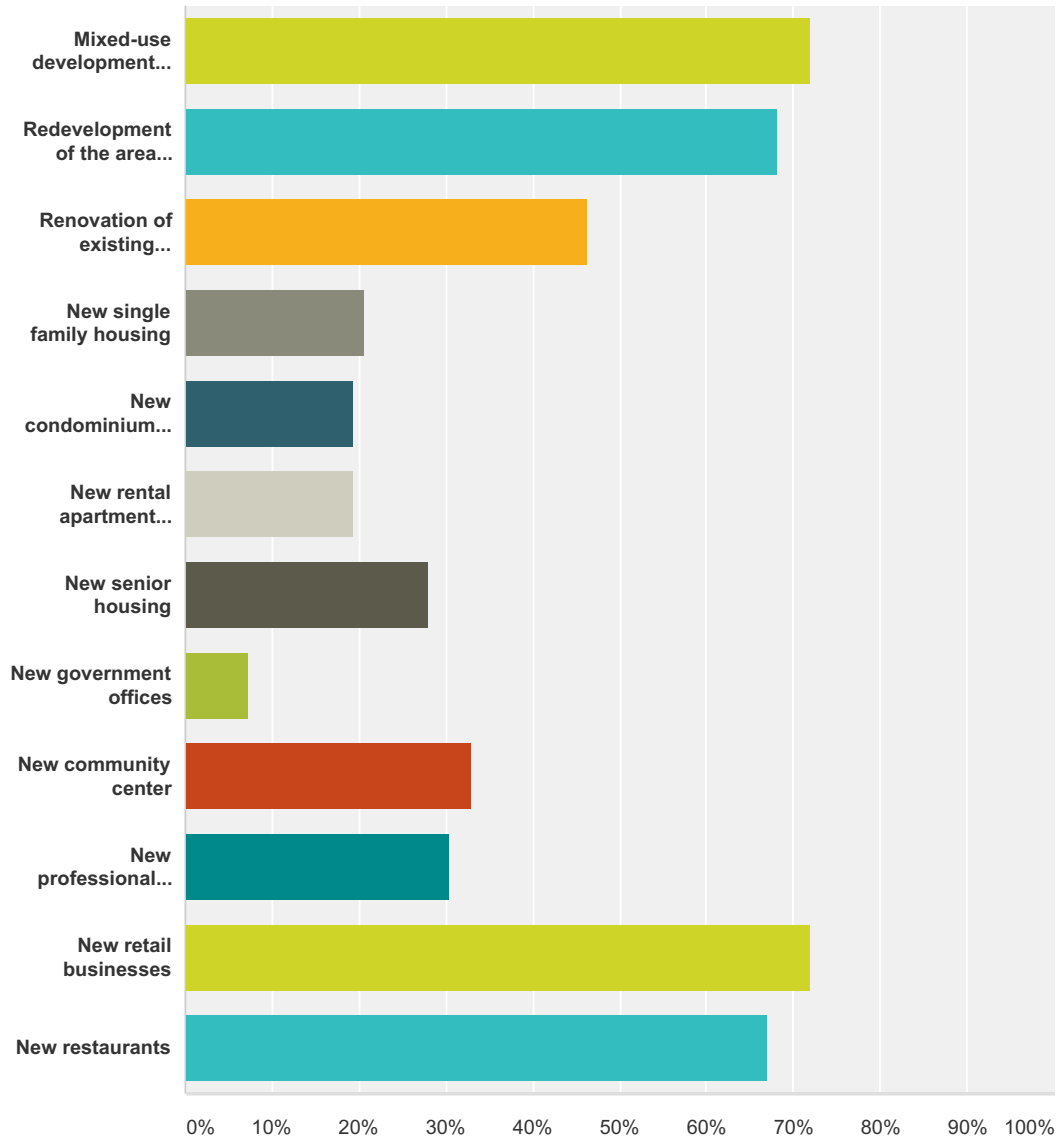
#	Responses	Date
1	tax incentives for development	7/7/2015 1:50 PM
2	the complete package	7/7/2015 1:44 PM
3	Develop as an illustration of a green community	7/7/2015 1:40 PM
4	Jobs and building	7/7/2015 1:35 PM
5	Build & upgrade present buildings to bring business into town. Attractive downtown feel; beautiful flowers, flower boxes.	7/7/2015 1:28 PM
6	Build places people would love to go to	7/7/2015 1:19 PM
7	open up more jobs	7/7/2015 1:14 PM
8	More business food and entertainment	7/7/2015 1:10 PM
9	Newspaper ads, commercials	7/7/2015 12:39 PM
10	Tax incentives	7/7/2015 12:22 PM
11	The last thing we need downtown is housing, what we have there is already a mess. We need more businesses downtown, not residents. Get after the downtown absentee landlords to maintain their existing properties. The only option for downtown housing is senior housing, they dont add to the school system,they generally shop local and would support local businesses if they were available, we also need a bank downtown. We should also be worried about the quality of education in Derby, alot of dependable taxpayers have moved out because the school system.	4/8/2015 10:51 AM
12	Clean up. Make derby look more attractive and fix side of river. Old building removals to show nice clean space to rent for possible business tenants	4/8/2015 12:21 AM
13	Tax relief for new and current business to move to or to stay in Derby. Lower personal property taxes.	4/7/2015 4:44 PM
14	Bring in major sporting goods retailer and leverage Derby's parks, greenway, etc. (bikes, hiking, kayaks, etc.). Right now if you want to buy any of those you have to go to Milford and deal with Rt. 34.	4/6/2015 2:50 PM
15	Unsure	4/6/2015 2:57 AM
16	Bring in some big box to redevelopment zone petco restaurent	4/5/2015 9:42 AM
17	Advertisements	4/3/2015 10:25 AM
18	Find someone to search for developers	4/3/2015 8:14 AM
19	Make more businesses for people to come and be like "wow" so they would really enjoy it and bring friends over to come and see like for example downtown people don't usually walk there you should put more businesses for people like maybe some restaurants and shops that people think will be okay yea it might not be like new havens downtown but you can make it somewhat like that but small like they have footlocker, Starbucks, chipotle, dunkin donuts, Apple, urban outfitters and many more like bars and buffalo wild wings that would be really good business for derby and bring more people outside and not be at home	4/3/2015 2:39 AM
20	Tax deductions. You can get local universities QU, Yale, UConn, SCSU, SHU to participate or create programs as part of there students projects for certain degrees (public health, urban development, education, architectural engineering) UConn was able to aid Mansfield and Wilimantic through student run programs	4/2/2015 10:25 PM
21	Tax incentives, get rid of blight, get rid of some of section 8	4/2/2015 10:16 PM
22	Make family friendly	4/2/2015 9:15 PM

Derby POCD

23	I think that Derby needs to attract more businesses that people want to patronize. I also think the updating the railroad and making Derby more accessible people would want to come to Derby. I actually regret purchasing a home here and not in Shelton.	3/26/2015 9:05 PM
24	Attract smaller service business.	3/26/2015 4:11 PM
25	Don't Know	3/26/2015 2:36 PM
26	keep our lower the mill rate	3/26/2015 7:24 AM
27	Attract younger population by way of nightlife, restaurants, and housing opportunities near these destinations	3/25/2015 12:42 PM
28	Tax breaks to new businesses, enhance industry/ school education coordinated programs, develop a plan to move traffic	3/24/2015 2:59 PM
29	keep the same Mayor she is the BEST for our CITY	3/21/2015 4:20 PM
30	Ask someone like Donald Trump if he would like to come in and build... if you build it, they will come.	3/18/2015 12:25 PM
31	Be more business friendly in terms of	3/18/2015 9:30 AM

Q25 In the next 5 to 10 years, the city wants to strengthen its downtown area and promote it as a quality place to live, work, shop, dine and be entertained. In your opinion, what are the key actions that need to occur to achieve this vision? Please indicate up to five actions.

Answered: 82 Skipped: 14



Answer Choices	Responses	
Mixed-use development (commercial, retail & housing) in downtown	71.95%	59
Redevelopment of the area south of Main Street	68.29%	56
Renovation of existing housing	46.34%	38

Derby POCD

New single family housing	20.73%	17
New condominium housing	19.51%	16
New rental apartment housing	19.51%	16
New senior housing	28.05%	23
New government offices	7.32%	6
New community center	32.93%	27
New professional offices	30.49%	25
New retail businesses	71.95%	59
New restaurants	67.07%	55
Total Respondents: 82		

Q26 Please indicate any other actions not listed in Question 25.

Answered: 12 Skipped: 84

Answer Choices	Responses
Other action 1	100.00% 12
Other action 2	41.67% 5
Other action 3	25.00% 3
Other action 4	25.00% 3

#	Other action 1	Date
1	Art communities/studios	7/7/2015 1:40 PM
2	Start commitment to Main Street	7/7/2015 1:35 PM
3	Revamp plaza on the green	7/7/2015 1:28 PM
4	Education	7/7/2015 1:19 PM
5	N/A	4/8/2015 12:21 AM
6	need business behind bjs	4/2/2015 10:16 PM
7	Book stores	3/26/2015 9:20 PM
8	reduce housing density large units	3/26/2015 4:11 PM
9	N/A	3/25/2015 3:13 PM
10	stores(clothes)	3/25/2015 11:33 AM
11	Residential housing places more demands on the tax base than the revenue that is received.	3/25/2015 11:32 AM
12	Indoor Athletic Facility	3/18/2015 12:25 PM

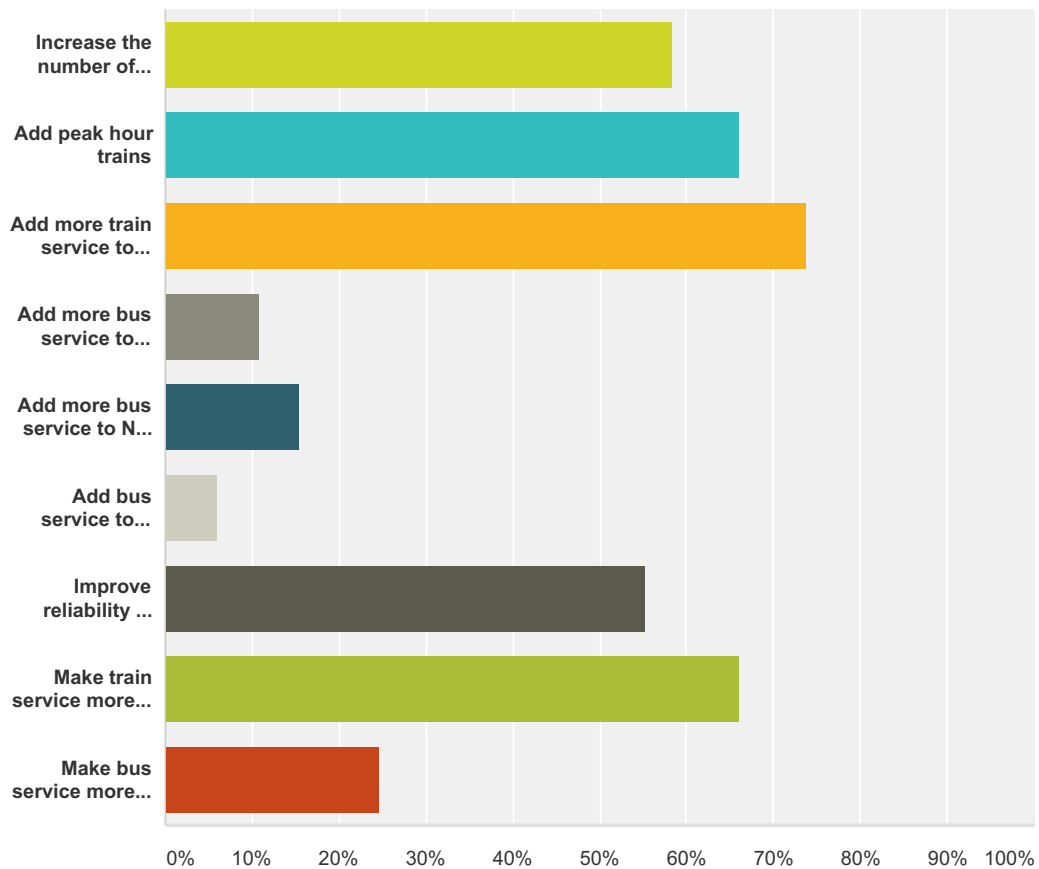
#	Other action 2	Date
1	N/A	4/8/2015 12:21 AM
2	N/A	3/25/2015 3:13 PM
3	stores (shoes)	3/25/2015 11:33 AM
4	Regionalization of city services should be studied. Little shared services can have great benefits for the communities involved. I am not speaking of complete and broad measures such as merging schools per say but rather smaller things. Ansonia and Milford working on the asphalt recycling is brilliant.	3/25/2015 11:32 AM
5	Corporate buildings to replace Beard Concrete Gravel area	3/18/2015 12:25 PM

#	Other action 3	Date
1	N/A	4/8/2015 12:21 AM
2	N/A	3/25/2015 3:13 PM
3	stores (gifts)	3/25/2015 11:33 AM

#	Other action 4	Date
1	N/A	4/8/2015 12:21 AM
2	N/A	3/25/2015 3:13 PM
3	stores(ice cream)	3/25/2015 11:33 AM

Q27 In the next 5 to 10 years, the city wants to leverage its commuter rail station and local bus services and connections to create a downtown that is supportive of public transit services. In your opinion, what are the key factors that would encourage your greater use of the train or bus? Please indicate up to five factors.

Answered: 65 Skipped: 31



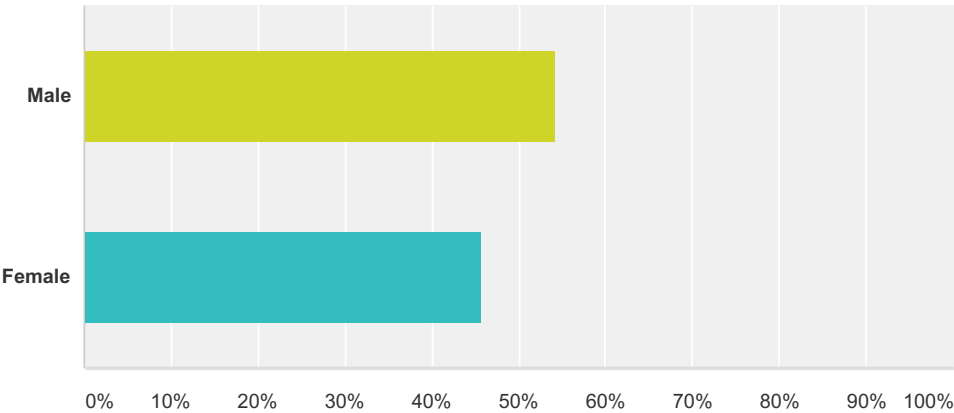
Answer Choices	Responses
Increase the number of trains operating on the Waterbury branch	58.46% 38
Add peak hour trains	66.15% 43
Add more train service to Bridgeport, Stamford and New York	73.85% 48
Add more bus service to Bridgeport	10.77% 7
Add more bus service to New Haven	15.38% 10
Add bus service to Waterbury	6.15% 4

Derby POCD

Improve reliability of train service	55.38%	36
Make train service more convenient	66.15%	43
Make bus service more convenient	24.62%	16
Total Respondents: 65		

Q28 Please indicate your gender.

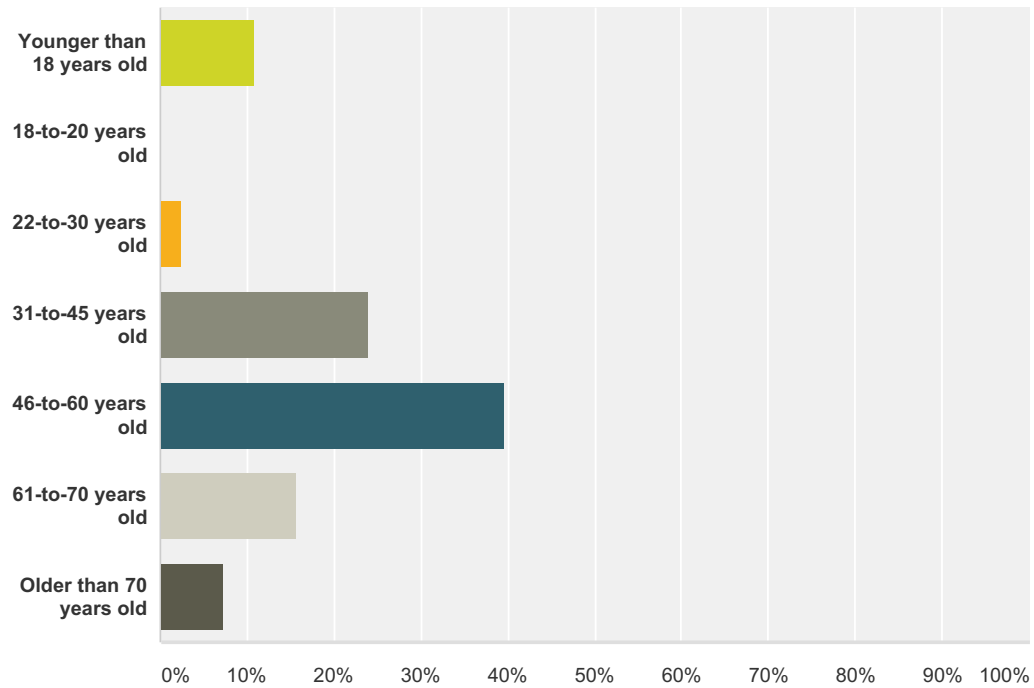
Answered: 83 Skipped: 13



Answer Choices	Responses	
Male	54.22%	45
Female	45.78%	38
Total		83

Q29 Which range best describes your age?

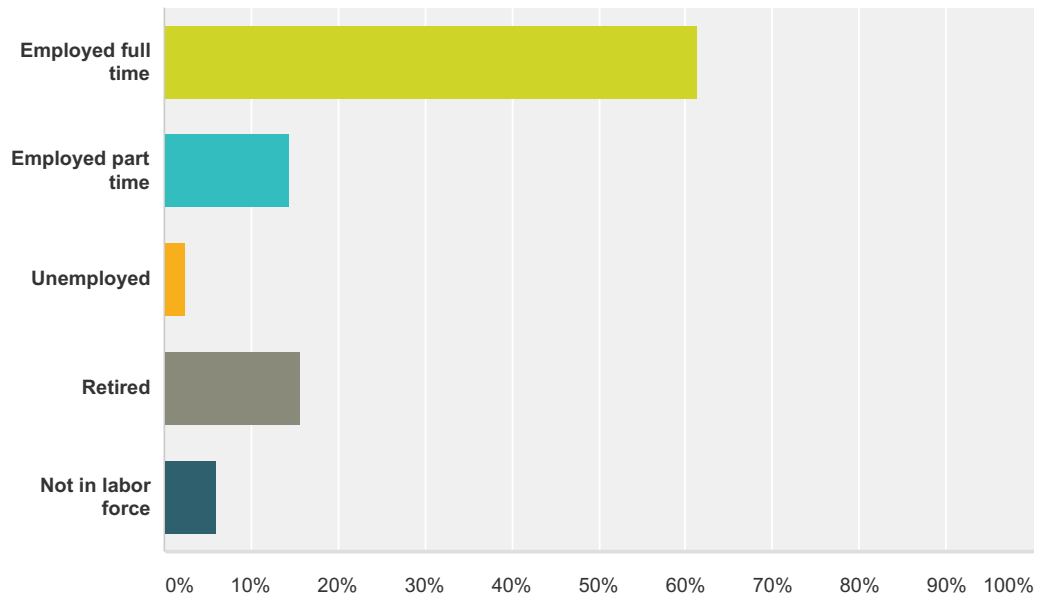
Answered: 83 Skipped: 13



Answer Choices	Responses
Younger than 18 years old	10.84% 9
18-to-20 years old	0.00% 0
22-to-30 years old	2.41% 2
31-to-45 years old	24.10% 20
46-to-60 years old	39.76% 33
61-to-70 years old	15.66% 13
Older than 70 years old	7.23% 6
Total	83

Q30 Are you...

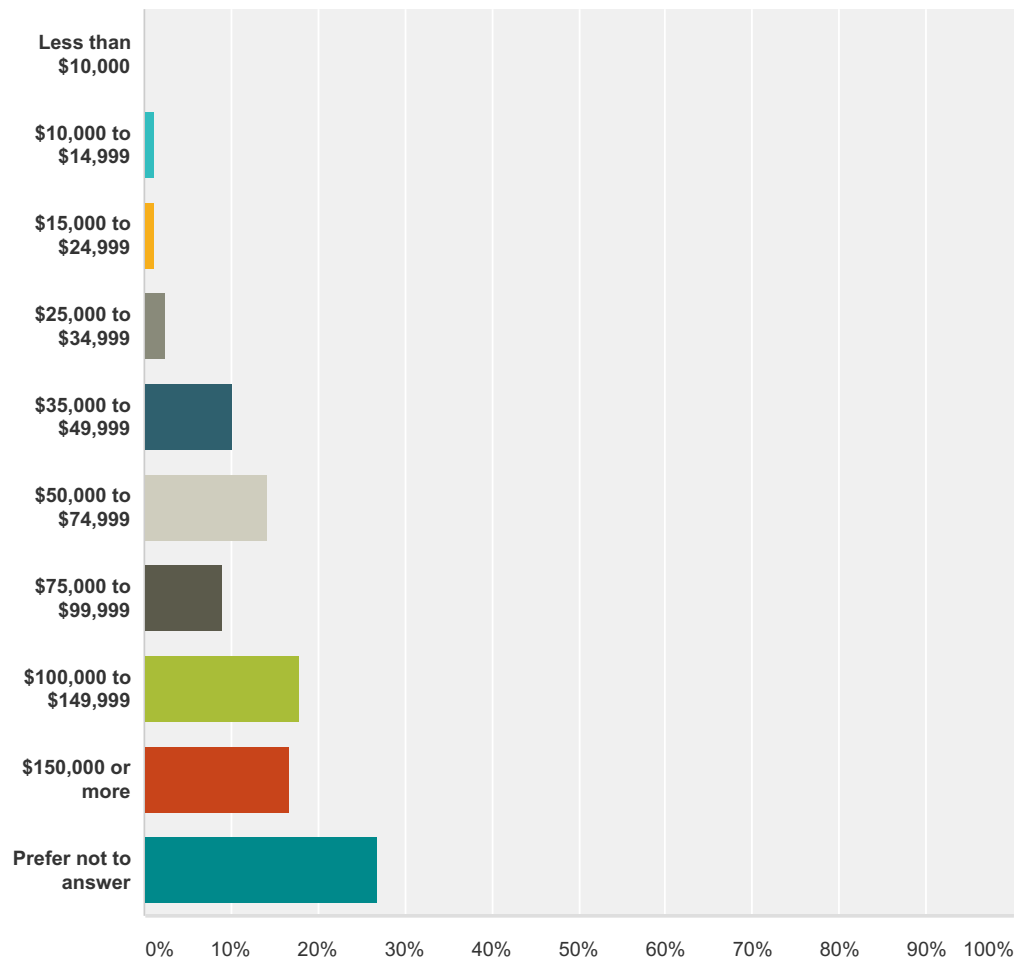
Answered: 83 Skipped: 13



Answer Choices	Responses	
Employed full time	61.45%	51
Employed part time	14.46%	12
Unemployed	2.41%	2
Retired	15.66%	13
Not in labor force	6.02%	5
Total		83

Q31 What is your approximate household income?

Answered: 78 Skipped: 18



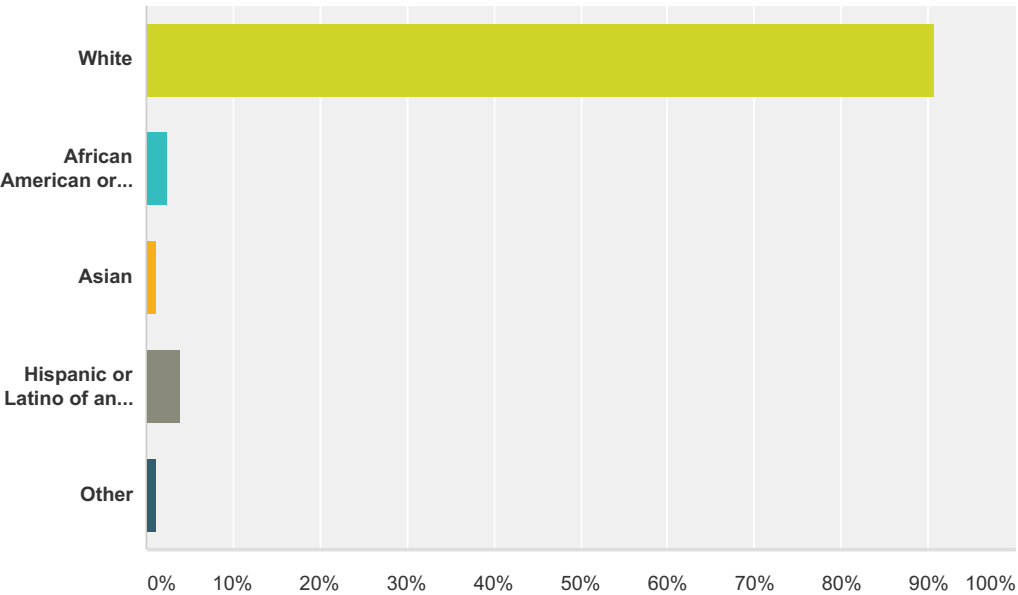
Answer Choices	Responses
Less than \$10,000	0.00% 0
\$10,000 to \$14,999	1.28% 1
\$15,000 to \$24,999	1.28% 1
\$25,000 to \$34,999	2.56% 2
\$35,000 to \$49,999	10.26% 8
\$50,000 to \$74,999	14.10% 11
\$75,000 to \$99,999	8.97% 7
\$100,000 to \$149,999	17.95% 14
\$150,000 or more	16.67% 13

Derby POCD

Prefer not to answer	26.92%	21
Total		78

Q32 How would you describe yourself?

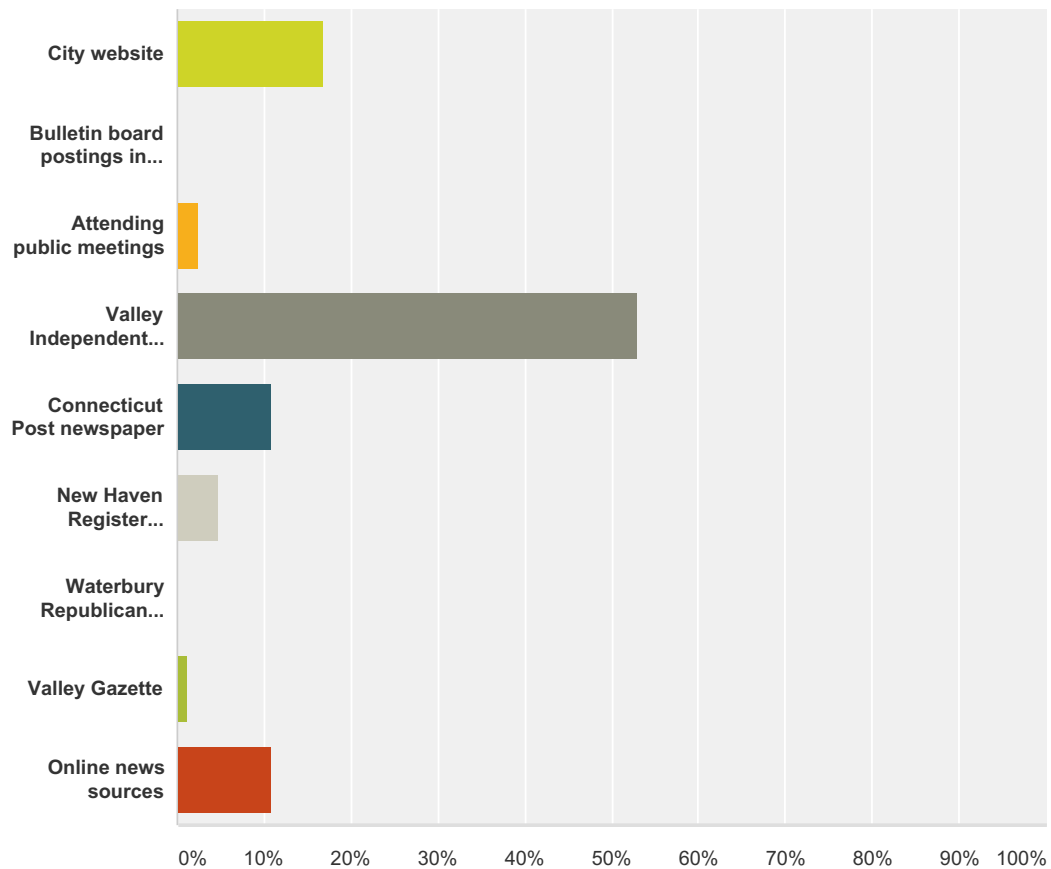
Answered: 77 Skipped: 19



Answer Choices	Responses	
White	90.91%	70
African American or Black	2.60%	2
Asian	1.30%	1
Hispanic or Latino of any race	3.90%	3
Other	1.30%	1
Total		77

Q33 What are your primary sources for community information on Derby?

Answered: 83 Skipped: 13



Answer Choices	Responses	
City website	16.87%	14
Bulletin board postings in City Hall	0.00%	0
Attending public meetings	2.41%	2
Valley Independent Sentinel	53.01%	44
Connecticut Post newspaper	10.84%	9
New Haven Register newspaper	4.82%	4
Waterbury Republican newspaper	0.00%	0
Valley Gazette	1.20%	1
Online news sources	10.84%	9
Total		83